



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

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| Date and Time: | June 9, 2014 5:00 PM | Location: | Lincoln Center 1519 Water Street Stevens Point, WI 54481 |
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Present: Chairperson Halverson, Alderperson R. Stroik, Commissioner Molski, Commissioner Sawyer, and Commissioner Dugan

Excused: Commissioner Adamski and Commissioner Schlice

Also Present: Executive Director Ostrowski, City Attorney Beveridge, Nate Enwald, Justin Busa, Nick Busa, Scott Gulan, and Barb Jacob.

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1. Roll call.

Discussion and possible action on the following:

2. Motion to adjourn into closed session (approximately 5:02 PM) pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for the purposes of negotiating loan terms for 13 Investments, LLC.
 3. Reconvene into open session (approximately 10 minutes after adjourning into closed session).
 4. Request from 13 Investments, LLC for a loan in the amount of \$25,000.00 from the Central Wisconsin Economic Development (CWED) Micro Loan Fund.
 5. Approval of the minutes from the May 13, 2014 Redevelopment Authority meeting.
 6. Actions of the Plan Commission from their June 2, 2014 meeting, relating to the lease/license of Redevelopment Authority properties.
 7. Lease/license portions of land located east of Third Street extended (**portion of Parcel ID 2408-32-2029-66**) to JLP Enterprises, LLC for parking purposes.
 8. Lease/license land located west of Strongs Avenue extended (**portion of Parcel ID 2408-32-2029-65**) to Guu Inc. to be used as a patio area/premise extension for Guu's on Main.
 9. Adjourn.
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1. Roll call.

Present: Halverson, Stroik, Molski, Sawyer, Dugan

Discussion and possible action on the following:

2. Motion to adjourn into closed session (approximately 5:02 PM) pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for the purposes of negotiating loan terms for 13 Investments, LLC.

Motion by Alderperson R. Stroik enter into closed session (at 5:02 PM); seconded by Commissioner Molski.

Roll Call: Yeas - Halverson, Stroik, Molski, Sawyer, Dugan

Nays - None

Motion carried 5-0.

3. Reconvene into open session (approximately 10 minutes after adjourning into closed session).

Motion by Alderperson R. Stroik enter into open session (at 5:18 PM); seconded by Commissioner Sawyer.

Roll Call: Yeas - Halverson, Stroik, Molski, Sawyer, Dugan

Nays - None

Motion carried 5-0.

4. Request from 13 Investments, LLC for a loan in the amount of \$25,000.00 from the Central Wisconsin Economic Development (CWED) Micro Loan Fund.

Motion by Alderperson R. Stroik to approve a CWED loan to 13 Investments, LLC with the following parameters:

- **Loan Amount: \$25,000.00,**
- **Interest Rate: 2%,**
- **Term: 7 years,**
- **Collateral: First position lien on the property at 1043 Union Street, along with other necessary personal guarantees, and**
- **Staff shall have the ability to approve any further technical details that are needed;**

seconded by Commissioner Dugan.

Roll Call: Yeas - Halverson, Stroik, Molski, Sawyer, Dugan

Nays - None

Motion carried 5-0.

5. Approval of the minutes from the May 13, 2014 Redevelopment Authority meeting.

Motion by Commissioner Molski to approve the minutes from the May 13 Redevelopment Authority meeting; seconded by Alderperson R. Stroik. Motion carried 5-0.

6. Actions of the Plan Commission from their June 2, 2014 meeting, relating to the lease/license of Redevelopment Authority properties.

Executive Director Ostrowski said that the Plan Commission did recommend approval of the Guu's license as well as the license for JLP.

Motion by Alderperson R. Stroik to accept the recommendations by the Plan Commission; seconded by Commissioner Molski. Motion carried 5-0.

7. Lease/license portions of land located east of Third Street extended (portion of Parcel ID 2408-32-2029-66) to JLP Enterprises, LLC for parking purposes.

Aldersperson R. Stroik said this is in exchange for having them maintain the dumpster area. Executive Director Ostrowski said they will administer the dumpster program. We are building the corrals, but they will contract with the disposal company and work with the other business owners.

Aldersperson R. Stroik asked if we offered this opportunity to all of the other business owners. Executive Director Ostrowski said no, Downtown Plaza was chosen because they are one of the largest owners, and they have multi tenants within their building, which makes it a lot easier. Aldersperson R. Stroik wanted to make sure that we have reasonable justification for picking them.

Aldersperson R. Stroik said they could lease those seven spots out for top dollar. Executive Director said they intend to use those spaces for their tenants.

Motion by Commissioner Molski to approve the lease/license agreement with JLP Enterprises, LLC; seconded by Aldersperson R. Stroik.

Commission Sawyer asked the City Attorney if the property description is adequate for both of the agreements. City Attorney Beveridge said the legal descriptions have been reviewed.

Commissioner Dugan expressed concern with the amount of pavement in the area and lack of greenspace.

Motion carried 5-0.

8. Lease/license land located west of Strongs Avenue extended (portion of Parcel ID 2408-32-2029-65) to Guu Inc. to be used as a patio area/premise extension for Guu's on Main.

Executive Director said this is a fairly similar situation to the previous item. Guu would be maintaining the dumpster area on this side of the property, and in exchange he would get a 25' by 50' area to locate a patio area.

Commissioner Sawyer said on the second page of the agreement, item 1b the ability to come on other portions of the RA property, would there be any limit to this. Executive Director Ostrowski indicated that the RA parcel in question would be service court 2, which would be their loading area. In addition, they would need to cross the area to the north; otherwise they would not have access to it.

Commissioner Sawyer said Section 2 Rent, "monitory" should be changed to "monetary."

Commissioner Dugan expressed concern with the amount of pavement in the area. Chairperson Halverson said the plan has been approved. Executive Director Ostrowski said there will be greenspace north of the walkway, south of the walkway, as well as north of the Children's Museum.

Aldersperson R. Stroik asked if this would remove the sidewalk café off of Main Street. Executive Director Ostrowski said he could still have both. Aldersperson R. Stroik asked if it was his intention to eliminate that one. Scott Gulan said he could not answer that at this time.

Motion by Chairperson Halverson to approve the lease/license agreement with Guu Inc.; seconded by Commissioner Sawyer.

Roll Call: Yeas - Halverson, Stroik, Molski, Sawyer, Dugan

Nays - None

Motion carried 5-0.

9. Adjourn.

Meeting adjourned at 5:29 PM.

Approved:

Andrew J. Halverson, Chairperson

Date

Attest:

Michael Ostrowski, Executive Director

Date