

Community Development Authority of the City of Stevens Point Minutes

Meeting Date: October 11, 2011

Board Members Present: Mr. Andrew J. Halverson, Chairman; Mr. Hans Walther, Mr. Dave Cooper, Mr. Paul Adamski, Ms. Marge Molski.

Board Member(s) Not Present: Mr. George Hanson

Also Present: Mr. Michael Ostrowski, Director of Community Development; Mr. Michael Morrissey Interim Executive Director CDA; Ms. Donna Bella, Chief Financial Officer CDA; Ms. Laurie Grube, Occupancy Specialist CDA; Mr. John Niedbalski, Maintenance Supervisor CDA; Ms. Mary Kampschoer, Resident Services Coordinator CDA; member of the press, Stevens Point Gazette; B.C. Kowalski, Reporter, Stevens Point Journal.

The meeting, held in the City Hall Conference Room at the County/City Building, was called to order by Chairman Halverson at 4:30 p.m.

Ms. Grube called the roll. The members listed above were in attendance.

Agenda item #3-- Approval of the September 27, 2011 meeting minutes. Ms. Molski moved to approve the minutes. Mr. Cooper seconded the motion. Motion carried 4-0.

Agenda item #4-- Consideration of a Smoking Policy on Community Development Authority owned Edgewater and Hi-Rise Manor properties. Mr. Morrissey discussed the greater risks of fire from smoking; including personal injury and property damage. One alternative to allowing residents to smoke in their apartments would be to install outside smoking shelters similar to a bus stop shelter. Mr. Adamski questioned the insurance side of a non-smoking policy. Chairman Halverson requested Ms. Bella contact the insurance agent as to the possible benefits of a non-smoking policy. Mr. Morrissey stated this was an issue he wanted to pose for the Boards future consideration.

Agenda item #5-- Discussion of Nutrition Program Reorganization. Chairman Halverson noted that the nutrition meal site at the Hi-Rise Manor will possibly be closed. Chairman Halverson would like the board to discuss the possibility of the board taking an official position on the issue. Mr. Morrissey stated this is an issue he wanted to pose for future thought and consideration for possible ways the Authority could support a nutrition meal site or an alternative food service at the Hi-Rise.

Agenda item #6-- Discussion and possible action on the CDA Investment policy and investment accounts. Mr. Morrissey distributed copies of Policy #17 from the CDA's 2011 Policy guidebook; it is the Investment Policy for the agency dated March 10, 1976. The policy is 35 years old and needs to be reviewed and updated. Mr. Morrissey suggests the CDA form a subcommittee to deal with the investment policy.

Agenda item #7 Review update on CDA-assessment of structure and function. Mr. Morrissey discussed the charts that he distributed at the September 27th, 2011, CDA Board Meeting and which were also displayed on the wall for comparison.

Agenda item #8- Motion to enter into closed session pursuant to Wis. Stats. Section 19.85(1)(c) to consider employment, promotion, compensation and performance of agency employees. Motion by Mr. Adamski, seconded by Mr. Cooper.

Agenda item #9—Motion to reconvene in open session for possible discussion and action on item #8. In the event that the CDA has not completed its review under item # 8, refer to item #12.

Agenda item #10-- Public Hearing starting at 5:30pm to determine whether the property located at **1017 Third Street Parcel ID 2408-32-2003-01** meets the definition of blighted, according to the definition outlined in 66.1333(2m)(bm) of the Wisconsin State Statutes. Chairman Halverson asked if anyone wished to speak on this matter, seeing none Chairman Halverson declared the Public Hearing Closed.

Agenda item #11--Discussion and possible action on a **Resolution** to determine whether the property located at **1017 Third Street (Parcel ID 2408-32-2003-01)** meets the definition of blighted, according to the definition outlined in 66.13333(2m)(bm) of the Wisconsin State Statutes, and authorization to accept the property from the City of Stevens Point. Motion to approve by Mr. Adamski, seconded by Mr. Cooper, Motion adapted 4-0.

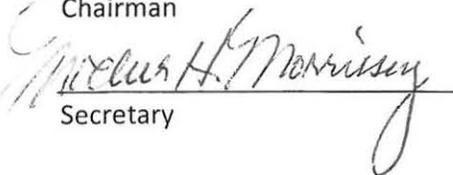
Agenda item #12-- Reconvene into closed session to complete deliberation of previous closed session item number 8. Motion by Adamski, second by Molski to reconvene into closed session. Roll call taken. All Ayes, nays none. Motion by Cooper, second by Molski to reconvene into open session. All Ayes, nays none.

Agenda item #13-- Motion to reconvene into open session for possible discussion and action on item numbers 8 and 12. Motion by Adamski, second by Molski, to proceed with Option B for structure and staffing pattern for the Community Development Authority; requesting the City of Stevens Point Common Council to consider having its Community Development Director serve on a one-half time basis as the CDA's Executive Director beginning January 1, 2012; and to analyze compensation and the division of payment for such shared position and to promote the CDA's current Chief Financial Officer as the agency's new Public Housing Manager to include a 15% salary & benefit increase effective immediately. Motion adopted 4 – 0.

Agenda item # 14--Adjourn. Meeting adjourned at 6:05pm.



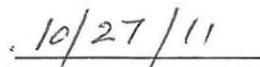
Chairman



Secretary



Date



Date