

Community Development Authority of the City of Stevens Point Minutes

Meeting Date: February 24, 2010

Board Members Present: Mr. Andrew J. Halverson, Chairman, Mr. George Hanson, Mr. Perry Pazdernik, and Ms. Marge Molski.

Board Member(s) Not Present: Ms. Barbara Kranig, Mr. Dave Cooper and Mr. Paul Adamski

Also Present: Mr. James R. Hamilton, Secretary, Ms. Donna T. Bella, Chief Financial Officer, Housing Authority

The meeting, held in the Conference Room D at the County City Building, was called to order by Chairman Halverson at 5:05 p.m.

Mr. Hamilton took roll call. The members listed above were in attendance.

The first item on the agenda was the approval of the minutes from the December 16, 2009 regular meeting. Ms. Molski moved to approve the minutes. Mr. Pazdernik seconded the motion.

All ayes, nays none.

The next item on the agenda was the Review and Approval – Resolution 10-1: Contract Award to Sobczak Concrete and Masonry, Inc. for Sidewalk, Curb and Gutter Replacement at Madison View Apartments.

Mr. Hansen asked if the work being performed included removing the existing sidewalks and curb and gutter. Mr. Hamilton replied, yes. Mr. Hansen asked about not using reinforcement rods. Mr. Hamilton said the bid did not include metal bars but instead included using a fiberglass mesh for reinforcement.

Mr. Pazdernik asked if the current surfaces were deteriorating. Mr. Hamilton said yes. He added that repairs had been done over the years but that it was now beyond the point where that could be done any more.

Mr. Hansen commented that the Sobczak bid indicates that they want half of the money up-front. Mr. Hamilton replied that our Maintenance Supervisor talked to Mr. Sobczak about that and informed him that we will make progress payments, but we don't pay any monies up front. He said Mr. Sobczak understood that.

Mr. Hansen moved to approve Resolution 10-1: Contract Award to Sobczak Concrete and Masonry, Inc. for Sidewalk, Curb and Gutter Replacement at Madison View Apartments. Mr. Pazdernik seconded the motion.

All ayes, nays none.

The next item on the agenda was the Review and Approval – Resolution 10-2: Contract Award to Rasmussen Plumbing & Heating for the Replacement of the Make-Up Air Equipment at Hi-Rise Manor for \$59,238.

Chairman Halverson asked why this work was not part of the remodeling recently completed on Hi-Rise Manor. Mr. Hamilton replied that this work item was to be a part of the remodeling but because of tax credit timing issues between Phase 1 and Phase 2, WHEDA denied it. Chairman Halverson asked if this was an approved Capital Fund work item. Mr. Hamilton replied yes, it is on the 5-year plan.

Mr. Hansen commented that the proposals exclude some subcontracting work and wanted to know that was being handled. Mr. Hamilton replied that we would contract directly for those items as doing so would give us more control and a lower price.

Chairman Halverson commented that he was glad to see Greenheck as the manufacturer of the unit, given their current economic situation.

Ms. Molski moved to approve the Resolution 10-2: Contract Award to Rasmussen Plumbing & Heating for the Replacement of the Make-Up Air Equipment at Hi-Rise Manor for \$59,238. Mr. Hanson seconded the motion.

All ayes, nays none.

Mr. Hamilton commented that we have received approximately \$40,000 in rebates from Focus on Energy and are anticipating another \$10,000 for the replacement of the unit just approved. Chairman Halverson asked if we had other capital improvements, on which we could use that money. Mr. Hamilton replied that the rebates would just go back into the public housing operating accounts but that we do have other Capital Funds we will use for additional capital improvements.

There being no other business to come before the Board, the Chairman adjourned the meeting at 5:15 p.m.


Chairman


Date


Secretary


Date