

Report of the Community Development Authority of the City of Stevens Point

Thursday, January 10, 2013, 4:30 PM
Lincoln Center
1519 Water Street, Stevens Point, WI 54481

PRESENT: Chairperson Halverson, Alderperson Beveridge, Commissioner Hansen, Commissioner Molski, Commission Cooper, and Commissioner Onstad.

EXCUSED: Commissioner Adamski.

ALSO PRESENT: Executive Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Public Housing Manager Donna Bella, Maintenance Supervisor John Neidbalski, Senior Accountant Denice Scantlin, Resident Services Coordinator Mary Kampschoer, Alderperson Suomi, Alderperson Phillips, Alderperson Patton, Alderperson Slowinski, Patt Cornwell, Anita Bacon, Ron Bacon, Brenda Thompson, John Seramur, Brian Seramur, Jim Schertz, Ward Wolff, Janet Zander, Jeffrey May, Krista Mendyke, Edith Pankowski, Beverley Laycack, Sharon Boersma, and Carrie Freeberg.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the December 4, 2012 meeting.
3. Approval of payments for November and December 2012.
4. Authorization to apply for Wisconsin Plant Recovery Initiative Assessment Monies (WAM) and approval of resolution for the same.
5. Consideration and possible action on the actions taken at the City Plan Commission meeting of January 7, 2013 relating to the following:
 - a. Review and recommendation on transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.
 - b. Request from the Community Development Authority of the City of Stevens Point to approve the certified survey map for 1101 Centerpoint Drive (Parcel ID: 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66).
 - c. Request from the Community Development Authority of the City of Stevens Point to transfer unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.
 - d. Review and recommendation on transferring and/or selling the property located at 1450 Water Street (Parcel ID 2408-32-2019-33) and the adjacent property in the above agenda item (Parcel ID: 2408-32-2019-35) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.
6. Accepting the transfer of an unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.

7. Restructuring of Community Development Authority / Public Housing Authority.
 8. Motion to enter into closed session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and under Section 19.85(1)(c) of the Wisconsin Statutes for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, relating to:
 - a. Transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC.
 - b. Transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership.
 - c. Consideration of review of Executive Director position for Housing Authority relating to current personnel.
 9. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action relating to the above.
 10. Authorization to pay for a feasibility study regarding the property located at 1101 Centerpoint Drive.
 11. Adjourn.
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1. Roll call.

Present: Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.

Not Present: Adamski

2. Report of the December 4, 2012 meeting.

**Motion by Commissioner Molski to approve the report; seconded by Commissioner Onstad.
Motion carried 6-0.**

3. Approval of payments for November and December 2012.

**Motion by Commissioner Cooper to approve the payments; seconded by Alderperson Beveridge.
Motion carried 6-0.**

4. Authorization to apply for Wisconsin Plant Recovery Initiative Assessment Monies (WAM) and approval of resolution for the same.

Director Ostrowski said that this is a grant for environmental assessment on the former Lullabye property.

Motion by Commissioner Molski to approve the authorization to apply for the grant along with the approval of the resolution; seconded by Commissioner Hansen.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

5. Consideration and possible action on the actions taken at the City Plan Commission meeting of January 7, 2013 relating to the following:
 - a. Review and recommendation on transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.
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 - c. Request from the Community Development Authority of the City of Stevens Point to transfer unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.
 - d. Review and recommendation on transferring and/or selling the property located at 1450 Water Street (Parcel ID 2408-32-2019-33) and the adjacent property in the above agenda item (Parcel ID: 2408-32-2019-35) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.

Chairperson Halverson indicated that this would be the time if residents would like to speak on any of these issues identified within the agenda item.

Jeff May, 21 Oakcrest, said he there seems to be more interest in the building located at 1450 Water Street and more information is needed. He said he looked at the building today and he saw both positives and negatives with the building. He would like to see the project postponed for 30 days to see if others have interest in it.

Edith Pankowski, 2331 Aspen Lane, Plover, said she cannot make a comment for or against this project because she does not have enough information. She said this is a complex issue and is moving very rapidly. She would like to see a 30 day extension to get more information and citizen input.

Krista Mendyke, 5538 Claret Court, said she supports the 30 day extension and said she met with the City and asked to be contacted because she had a genuine interest in the building, but she was never contacted. She just found out about this in the paper yesterday. She would like the ability to make an offer on the property.

Janet Zander, Aging and Disability Resource director, said she asks that we look at the tenants who live there and what happens to them, and the ones with vouchers. She would like to see some reassurance that they would have the ability to stay there. She has some thoughts on the offsite parking, specifically the parking lot across the street from the Lincoln Center, as it is used as an overflow lot.

Motion by Alderperson Beveridge to approve the actions taken by the Plan Commission; seconded by Commissioner Molski.

Commissioner Hansen asked why we need to have the Plan Commission provide a recommendation on these items. Director Ostrowski said that state statutes require that any time property is purchased or sold by a municipal body it requires that the Plan Commission provide a recommendation.

Mayor Halverson said that this item is only to accept or affirm the actions of the Plan Commission. This item does not authorize the sale or transfer of any property. That authorization would occur after the closed session.

Motion carried 6-0.

6. Accepting the transfer of an unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.

Chairperson Halverson said this item is the Board accepting this piece of property, if the City authorizes the transfer.

Director Ostrowski said this is the property that is located north of the Edgewater property, where some of the parking lot is located on. The actual ownership is under the City.

Motion by Commission Molski to accept the transfer of land if the City chooses to transfer it to the CDA; seconded by Commissioner Onstad. Motion carried 6-0.

7. Restructuring of Community Development Authority / Public Housing Authority.

Mayor Halverson provided information on what a community development authority does, compared to a housing authority or redevelopment authority. He said that the CDA was kept around to deal with mall related issues and will need to be kept in place for the sale of Edgewater. He said the reason this item comes up now, is that there may be the possibility on the City side to combine the Assessor's Office with the Community Development Department, as the City Assessor has taken another position. The Community Development Department director would oversee the remaining two fulltime staff members in the Assessor's Office. If this occurs, the Community Development director would not have the time to oversee the housing authority component. If this would occur, we would likely recreate a separate housing authority. He said that if the CDA is dissolved and a redevelopment authority is not created, the overseeing of the housing trust funds, CWED, as well as the housing loans would go before the Finance Committee.

Mayor Halverson said one of the things that many people do not understand regarding the CDA, is that they act as a separate body, or a separate corporation. Because of this, it provides for a greater degree of insulation both politically and from a liability standpoint.

Attorney Molepske provided background on the CDA and the laws relating to its creation and function. He indicated that there are several good reasons to keep a CDA, mainly the financial liability protection that they provide. The CDA is a separate corporation. If we have a problem, it provides insulation. In addition, the CDA tries to take out the political arena, as the CDA handles the day to day decisions, and ultimately looks at what is best for the City as a whole. However, there are checks in the system. For example, if the CDA wants to purchase land, it has no money and therefore needs to get funding from the city. In addition, a comprehensive redevelopment plan needs to be approved by the city. There is still a lot of authority retained by the Common Council with having a CDA, just not the day to day stuff. Attorney Molepske said he has always tried to discourage the Mayor from getting rid of the CDA, because there are good reasons for keeping it. Attorney Molepske also explained the process for dissolving the CDA.

Chairperson Halverson said there are two reasons this is brought up: (1) the Common Council's decision on whether or not they want a CDA, and (2) staffing levels if staff from the Assessor's Office is under the Community Development Department.

No action was taken on this item.

8. Motion to enter into closed session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and under Section 19.85(1)(c) of the Wisconsin Statutes for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, relating to:
 - a. Transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC.
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 - c. Consideration of review of Executive Director position for Housing Authority relating to current personnel.

Motion by Alderperson Beveridge to enter into closed session; seconded by Commissioner Hansen.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

9. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action relating to the above.

Motion by Commissioner Cooper to enter into open session; seconded by Commissioner Onstad.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

Transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC.

Motion by Commissioner Hansen to approve the sale of the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-

65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC; seconded by Commissioner Cooper.

Mayor Halverson asked to allow minor modifications to the offer to purchase and the development agreement.

Director Ostrowski said that this agreement would also include the sale of the outlot to the south of the former Dunham's store, which would go to the end of the parking stalls once identified.

Commissioner Hansen and Commission Cooper were agreeable to the changes to the motion.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

Transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership.

Commissioner Cooper said the difficult part of this is the criticism about not putting this out on the open market and the tax credits, and that it is valid. However, when you look at the development agreement, the investment side is excellent. Commissioner Cooper said he toured the building and it needs work.

Motion by Commissioner Cooper to approve the transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership; seconded by Commissioner Molski.

Mayor Halverson asked to allow minor modifications to the offer to purchase and the development agreement.

Commissioner Cooper and Commission Molski were agreeable to the change to the motion.

Aldersperson Beveridge said he can see how people can be frustrated that it was not out on the open market, however, seeing the pictures and knowing the current vacancy rate at 35% this is a courageous move on the Seramur family's part for taking on this project. Because of the current condition of the building, he does not have the confidence that if we were to put it out on the open market that we would receive another offer that is as advantageous to the City as this one.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

No action was taken on agenda item 8c.

10. Authorization to pay for a feasibility study regarding the property located at 1101 Centerpoint Drive.

Chairperson Halverson said we entered into a memorandum of understanding with Schierl Companies to do a feasibility study that would look at moving their headquarters and a convince store to this location. Our share of the study is \$1,000.

Motion by Alderperson Beveridge to approve the payment for the feasibility study; seconded by Commissioner Hansen.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

11. Adjourn.

Meeting adjourned at 6:52 PM.

Chairperson

Date

Secretary

Date