

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

Wednesday, September 26, 2012 – 4:30 PM  
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

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

EXCUSED: Commissioner Adamski

NOT PRESENT:

ALSO PRESENT: Executive Director Michael Ostrowski, Public Housing Manager Donna Bella, Maintenance Supervisor John Niedbalski, Matthew Brown, Portage County Commissioner Mr. John Buzza, Portage County Commissioner Sam Levin, ADRC Director Janet Zander, Kris Pethick, Steve and Stephanie Johnson, and several Hi-Rise Manor Residents.

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INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the August 21, 2012 meeting.
3. Approval of payments for July and August 2012.
4. Appeal by Steve and Stephanie Johnson for a rehabilitation loan for 1816 Ellis Street.
5. Meal/Dining site funding and potential alternatives.
6. Consideration of making CDA owned properties smoke free.
7. Authorization to execute the Amended & Restated Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions governing the former CenterPoint MarketPlace site.
8. Authorization to transfer a portion of the property located at 1201 Third Court (soon to be 1201 Third Street) from the Community Development Authority of the City of Stevens Point to Mid-State Technical College.
9. Authorization to execute the offer to purchase from Sara Investments Real Estate for 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).
10. Authorization to hire and appropriate funds for outside janitorial/maintenance/prep work services.
11. Authorization to refill a maintenance position.
12. Review of trust fund accounts and Edgewater operating account balances.
13. Adjourn.

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1. Roll call.

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

**Not Present: Adamski**

2. Report of the August 21, 2012 meeting.

**Motion by Commissioner Cooper to approve the report as presented; seconded by Commissioner Hansen. Motion carried 6-0.**

3. Approval of payments for July and August 2012.

**Motion by Commissioner Onstad to approve payments for July and August 2012; seconded by Commissioner Hansen. Motion carried 6-0.**

4. Appeal by Steve and Stephanie Johnson for a rehabilitation loan for 1816 Ellis Street.

Chairman Halverson stated that the original loan was rejected by CAP Services. Mr. Steve Johnson stated that the appraisal that was offered showed an amount of \$180,000.00 while the assessor is showing \$150,000.00. Mrs. Stephanie Johnson stated that they currently have a furnace that is in need of replacing and that extending their living space to the third floor would add a great deal of value to the property. Chairman Halverson said that he sympathized with the Johnsons however, based on the appraisal report, the loan to value is at 100% and the money the city received from the state of Wisconsin is a gift. He said he would not recommend approval of this appeal.

Commissioner Beveridge concurred with the statements by Chairman Halverson. While Commissioner Hansen said that he felt some leeway needed to be granted to individuals that have established roots in the community and purchased these large older homes for their primary residence. Commissioner Cooper agreed with Commissioner Hansen. Commissioner Molski said the loan to value was way too high.

**Motion by Chairman Halverson to deny the loan appeal; seconded by Alderperson Beveridge. Motion carried 4-2.**

5. Meal/Dining site funding and potential alternatives.

Ms. Bella explained that Portage County has agreed to fund half of the cost of the meal site at Hi-Rise Manor. She said that coupled with donations of \$1,900 from the community, the cost share went from \$19,100 to \$7,314. Ms. Bella said that this funding is being provided for 2013 and will need to be reviewed again for future years.

Mr. Levin explained that he feels the people of Hi-Rise Manor deserve to have a meal-site. Mr. Buzza said that Portage County is extremely supportive of this program and it has become a #1 priority that the county is committed to. He said he hopes this program will endure in the future. Ms. Zander commented that after further review of the budgets and with an increase in transportation, the Board has approved the cost share.

**Motion by Chairman Halverson to approve the funding of the Hi-Rise meal/dining site in the amount of \$7,314.00 for 2013; seconded by Alderperson Beveridge. Motion carried 6-0.**

6. Consideration of making CDA owned properties smoke free.

Director Ostrowski said the Board had discussed this subject a couple of months ago and it is being brought back to them for consideration. Chairman Halverson said that Mr. Fritz Kastner, a resident at Hi-Rise Manor, presented the Board members with a signed petition from 95% of the residents living at Hi-Rise Manor.

Statements were made by the following Hi-Rise Manor residents:

Ms. Mary Pichelman stated that no one should have the right to make another person sick and that is what cigarettes do with the numerous chemicals they emit.

Ms. Janice Woodka said that she smokes and that if she would have known that the building was not going to allow smoking she would not have moved here. She said that she now has nowhere else to go and depends on her ability to smoke to help calm her with her medical issues.

Ms. Barb Bohm stated that sometimes when she comes home the smoke smell in her apartment is so strong that she has to open windows and spray air freshener.

Mr. Fritz Kastner thanked the Board for allowing him to present his petition.

Commissioner Onstad commented that a resolution must be sought today because this situation is causing a great deal of animosity between the residents. She said that she smokes but only in her apartment and that she keeps a very clean apartment. Commissioner Onstad said that the smokers in the building are willing to do whatever it takes to come to an agreement.

Ms. Bella commented that after attending a conference in La Crosse, she discovered there is no constitutional law allowing smoking, per Wisconsin's Health and Human Services in Madison. Ms. Bella said that in fact, the agency is at more risk by not banning smoking on their properties. She went on to say that HUD has not mandated no-smoking for public housing and that she needed to make it clear that allowing smoking on our properties does not affect the agency's bottom line. Ms. Bella said that whenever a smoker vacates a unit, that resident is charged for cleaning that unit and if they don't pay, the agency has the right to collect it from the Wisconsin Department of Revenue, Tax Intercept Program.

Aldersperson Beveridge said that each side has made some compelling arguments but the fact is that it is the right of the owner to make the property smoke free. He went on to say that no one can get everything that they want and many private landlords have already gone smoke free. Commissioner Beveridge asked that this topic be brought back to the Board in one year so that a further assessment or any progress could be reported.

Mr. Hansen suggested that as new people move into the building don't allow them to smoke. He also suggested making designated smoking areas.

**Motion by Chairman Halverson to approve banning smoking for new leases, not renewals, for CDA-owned properties but allow current residents that smoke to continue to do so and that this topic be brought back to the Board in one year; seconded by Commissioner Molski. Motion carried 6-0.**

7. Authorization to execute the Amended & Restated Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions governing the former CenterPoint MarketPlace site.

**This agenda item was postponed for a future meeting.**

8. Authorization to transfer a portion of the property located at 1201 Third Court (soon to be 1201 Third Street) from the Community Development Authority of the City of Stevens Point to Mid-State Technical College

Director Ostrowski said that the attached resolution is to allow the CDA to offer life insurance to their employees through the Wisconsin Employee Trust Funds. It will be up to the Board if they wish to pay any portion of the premium. Currently, the City pays 20% of the premium.

**This agenda item was postponed for a future meeting.**

9. Authorization to execute the offer to purchase from Sara Investments Real Estate for 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).

**This agenda item was postponed for a future meeting.**

10. Authorization to hire and appropriate funds for outside janitorial/maintenance/prep work services.

Director Ostrowski stated that the agency recently lost a maintenance worker. He would like to look at the option of contracting out certain services, which may allow them to get units prepped faster because of the possible number of units coming available.

**Motion by Chairperson Halverson to approve the hire and appropriate funds for outside janitorial/maintenance/prep work services; seconded by Commissioner Molski. Motion carried 6-0.**

11. Authorization to refill a maintenance position.

Director Ostrowski explained that he would like to get the approval to replace the maintenance worker that recently was lost. He said that they would first analyze how the contracted services worked and then decide if they would replace the maintenance worker if the contracted services were not meeting the needs of the agency. He said he would like approval to do this now, because the hiring process can take some time. Ms. Bella explained that when Director Hamilton was here, he indicated to the Board that perhaps the agency was over-staffed by one maintenance person. When Director Morrissey was here, he indicated the agency was over-staffed by two maintenance people. Ms. Bella said that she didn't think the agency could operate without the two maintenance staff members. She said she would agree with perhaps one less maintenance worker but was fearful about two.

**Motion by Commissioner Molski to approve the refilling of a maintenance position; seconded by Commissioner Beveridge. Motion carried 6-0.**

12. Review of trust fund accounts and Edgewater operating account balances.

Director Ostrowski indicated that Edgewater Manor is approaching running in the red. He said the vacancies that were at Edgewater were costing a great deal of money, coupled with the bond payments. These expenses are exceeding the available funds in the trust funds interest accounts. However, the agency only has one bond payment left. Chairman Halverson commented that it is evident that the CDA needs to expedite selling Edgewater Manor so that it does not continue to use all of the funds available to it.

13. Adjourn.

**Meeting adjourned at 6:14 PM.**

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Chairperson

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Date

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Secretary

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Date