

**City of Stevens Point  
SPECIAL COMMON COUNCIL MEETING**

**Council Chambers  
County-City Building**

**December 9, 2013  
7:15 P.M.**

**Mayor Andrew J. Halverson, presiding**

**Roll Call:** Ald. Doxtator, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Patton, R. Stroik, Phillips, Moore

**Also Present:** City Atty. Beveridge, Clerk Moe, C/T Ladick, Directors Schatschneider, Lemke, Schrader, Ostrowski, Emergency Mgt. Director McGinty, Police Chief Ruder, Fire Chief Kujawa, Human Resources Manager Jakusz, Chris Jones-Stevens Point Journal, Nathanael Enwald-Portage County Gazette, Brandi Makuski-Stevens Point City Times

**2. A Resolution Authorizing and Providing for the Sale and Issuance of \$2,105,000 Taxable General Obligation Promissory Notes, Series 2013C, and All Related Details.**

Ald. Moore **moved**, Ald. Slowinski seconded, to approve the resolution.

Ald. R. Stroik said the Finance Committee approved \$2,085,000.

Mayor Halverson said the changes that were approved at the Finance Committee will be reflected in the final resolution.

Roll Call: Ayes: Ald. Moore, Phillips, R. Stroik, Patton, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi, Doxtator  
Nays: None. Motion carried.

**3. A Resolution Authorizing and Providing for the Sale and Issuance of \$780,000 General Obligation Promissory Notes, Series 2013D, and All Related Details.**

Mayor Halverson stated this resolution was modified at the Finance Committee meeting for the amount of \$775,000 and it will be reflected in the resolution.

Ald. Moore **moved**, Ald. O'Meara seconded, to approve the resolution.

Roll Call: Ayes: Ald. Doxtator, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, R. Stroik, Phillips, Moore  
Nays: None. Motion carried.

Mayor Halverson recessed the meeting at 7:17 p.m. and said it will be called back to order after the Board of Public Works and Finance Committee meetings.

Mayor Halverson called the meeting back to order at 8:50 p.m.

#### **4. Resolutions Relating to the Dissolution of the Community Development Authority and Re-creation of a Separate Redevelopment Authority and Housing Authority (discussion only).**

Mayor Halverson discussed the memo he provided to Council which lays out the differences, assets and operations between the authorities. He explained one of the resolutions is for the dissolution of the CDA, and the other allows for the re-creation of a housing authority which is separate and distinct under the law. Mayor Halverson said all HUD related public housing projects would be run by a statutory housing authority. He went on to say when the City created a CDA, the roles of the housing authority and the redevelopment authority were combined into a single Community Development Authority under the law. Mayor Halverson said this resolution will separate the responsibilities of Community Development Director. The director will not have the responsibilities of the housing authority as they would be vested with a separate housing authority board. Mayor Halverson also stated the redevelopment authority would also have a separate board. He explained the redevelopment authority will retain the insulation of liability which is important to the city's tax base. This reasoning has been stressed by the City's present and prior attorneys to retain a redevelopment authority as it would continue to insulate the city from litigation regarding those projects.

Ald. Moore asked if these Boards are going to answer to the Common Council.

Mayor Halverson said no.

Ald. Moore asked if that is by law.

Mayor Halverson stated yes, it is by state statute.

City Attorney Beveridge explained the redevelopment authority would not answer to the Council in terms of its actions; however, membership would require approval.

Mayor Halverson said those appointments will be introduced to the Council for consideration after the resolutions are approved.

Ald. O'Meara asked if these entities need to borrow money, would Council need to approve it.

Mayor Halverson replied yes.

Ald. Trzebiatowski noted if the City has properties, such as Edgewater, the new development authority would have complete control of the use and expenditure of that money without consideration of the Council.

Mayor Halverson stated that is correct.

Ald. O'Meara asked if a CDA property is sold, if it would have to come before the Plan Commission and Common Council.

Mayor Halverson said any sale of a publically owned property or long term transfer would have to be authorized by the Plan Commission for a recommendation back to the redevelopment authority. He went on to state that the split changes very little, however it does create a new redevelopment and housing authority board which should clear up the misconception that exists. Mayor Halverson said it allows for housing authority action via that board and the redevelopment authority will still be vested with staff support from the Community Development Director.

Ald. Moore asked about the eligibility requirements to serve on one of the boards.

Mayor Halverson said they would have to be a resident of the City.

City Attorney Beveridge stated the statute for the redevelopment authority requires the Mayor and Council give due consideration to persons having a background in redevelopment and finance in regard to the redevelopment authority. He said the housing authority statute does not contain any verbiage to that effect which would leave more flexibility.

Ald. R. Stroik said the real reason this is being done, more than statutorily, is to free up more of Director Ostrowski's time to better suit the constituency.

Mayor Halverson said yes, we want to free up his time so he can focus on creating a destination for citizens that is a "one stop shop" for anything that relates to property.

Ald. O'Meara said from an ordinance standpoint, he would prefer a board of people interested in housing and community development.

Mayor Halverson agreed.

City Attorney Beveridge stated we are breaking new ground by doing this as the statutes do not contemplate for this set up.

Ald. Doxtator questioned if there are cost savings or if it will cost more.

Mayor Halverson said there will be little difference with finances.

Ald. Doxtator questioned if any one will lose their job over this.

Mayor Halverson stated in terms of this action, no. He said the resolutions will be on the regular Common Council meeting for this month and if approved, the appointments to the boards will follow for the standard review process.

## **5. Adjournment.**

Adjourned at 9:05 p.m.