



# MINUTES

## REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

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<b>Date and Time:</b>	August 12, 2014 4:00 PM	<b>Location:</b>	City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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**Present:** Chairperson Halverson, Commissioner Molski, Commissioner Adamski, Commissioner Sawyer, and Commissioner Dugan

**Excused:** Alderperson R. Stroik and Commissioner Schlice

**Also Present:** Executive Director Ostrowski, City Attorney Beveridge, Alderperson M. Stroik, Mary Ann Laszewski, Greg Wright, Bill Schierl, Megan Hogfeldt, Jennifer Glad, and Ada Sanders

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1. Roll call.

Discussion and possible action on the following:

2. Approval of the minutes from the July 8, 2014 redevelopment authority meeting.
3. Approval of financial reports, claims, and statements from June 2014.
4. Golden Sands Resource Conservation & Development Council use of greenspace currently north of the Fox Theater and Children's Museum.
5. Fox Theater presentation/update.
6. Amendment No. 4 to the AECOM Agreement for Environmental Services, for Remedial Action - PCE Contaminated Soil, SVE System Installation, Operation & Maintenance, and Monitoring, former Normington's Laundry.
7. Award contract for landscaping around Municipal Lot 15/16 and Strongs Avenue extended.
8. Award contract(s) for artistic benches.
9. Mall redevelopment project update.
10. Edgewater Manor update.
11. Executive Director's update (informational purposes only).
12. Adjourn.

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1. Roll call.

**Present: Halverson, Molski, Adamski, Sawyer, Dugan**

Discussion and possible action on the following:

2. Approval of the minutes from the July 8, 2014 redevelopment authority meeting.

**Motion by Commissioner Molski to approve the minutes from the July 8, 2014 Redevelopment Authority meeting; seconded by Commissioner Sawyer. Motion carried 5-0.**

3. Approval of financial reports, claims, and statements from June 2014.

Executive Director Ostrowski said that Candlewood has set up a separate account to handle the security deposits.

**Motion by Commissioner Adamski to approve the financial reports, claims, and statements from June 2014; seconded by Commissioner Sawyer. Motion carried 5-0.**

4. Golden Sands Resource Conservation & Development Council use of greenspace currently north of the Fox Theater and Children's Museum.

Executive Director Ostrowski said this was the space that the Children's Museum was going to program; however, they have notified us that they will not be doing so at this time. He has been working with Golden Sands Resource Conservation & Development Council on using the space. They have come up with a few ideas. At this time, no specifics have been worked out, but he is looking at getting preliminary approval to proceed with the project. Once everything is in place, a final design would be brought back for approval.

Jennifer Glad explained the purpose of the Golden Sands Resource Conservation & Development Council. She said they are looking at beautifying the space and having a sustainable place that people can utilize. They do not plan to program the space.

Megan Hogfeldt went over the designs outlined in the packet and the businesses that she has contacted to help develop the space.

Commissioner Dugan asked if the Fox would take this space if they added on. Chairperson Halverson said that was his concern. Therefore, anything we do needs to be easily movable or not be of a significant value. Ms. Glad said that has been taken into account with the designs and they are fully aware of the potential for the Fox Theater to expand.

It was decided to have the Executive Director continue on with the project.

5. Fox Theater presentation/update.

Greg Wright and Bill Schierl gave an update on the status of the Fox Theater. Mr. Wright explained the past year has been an investigative phase with the hiring of a structural engineer and preservationist engineer. The business plan is being developed to determine the use of the facility before doing any design work. They are now shifting into the design phase, and soon will be reaching out to architects for plans of how the renovation can address the usage needs.

The Sanders' family presented a letter of support for the redevelopment of the Fox Theater.

6. Amendment No. 4 to the AECOM Agreement for Environmental Services, for Remedial Action - PCE Contaminated Soil, SVE System Installation, Operation & Maintenance, and Monitoring, former Normington's Laundry.

Executive Director Ostrowski said that this is the next stage in the process for this area of contamination, and it will cover the remedial action plan, system installation, and operation and maintenance.

Commissioner Molski asked if we are coming to the end of the remediation process. Executive Director Ostrowski answered we are in the process of starting up the system on the Mason Street site to be remediated by November. That system will then be moved to the former Normington site. This site could take a couple of years depending on the levels.

**Motion by Commissioner Adamski to approve Amendment No. 4 to the AECOM Agreement for Environmental Services, for Remedial Action - PCE Contaminated Soil, SVE System Installation, Operation & Maintenance, and Monitoring, former Normington's Laundry; seconded by Commissioner Molski. Motion carried 5-0.**

7. Award contract for landscaping around Municipal Lot 15/16 and Strongs Avenue extended.

Executive Director Ostrowski stated this is for landscaping that has already been installed. When the CDA was in existence, the approval was given to the Executive Director and the Chairperson to approve contracts when timing was of the essence. Given that the company needed to get the order in for the tree stock to preserve the current year pricing, we had to give approval. Egle was the lowest cost proposal that the Parks Department received.

**Motion by Chairperson Halverson to approve the contract for landscaping with Egle Landscaping Inc. in an amount not to exceed \$14,605.50, which includes a one year guarantee on the trees; seconded by Commissioner Dugan. Motion carried 5-0.**

8. Award contract(s) for artistic benches.

Executive Director Ostrowski said that they would like to proceed with two log benches, two White Pine benches with the City logo, one with the design of the downtown buildings, and one with the design of the black bridge.

**Motion by Commissioner Adamski to approve purchasing four artistic benches from Joe Krajcikewcz and two artistic benches from Jones/Unger for a total price of \$4,200.00; seconded by Molski. Motion carried 5-0.**

9. Mall redevelopment project update.

Executive Director Ostrowski gave an update on the mall redevelopment project. All expenses incurred for the project to date are outlined in the packet.

10. Edgewater Manor update.

Executive Director Ostrowski said that the Common Council concurred with the Redevelopment Authority's action last month of releasing an RFP for the property, for any and all possibilities. Since then, the RFP has been drafted and released. The proposals are due back October 1, 2014.

11. Executive Director's update (informational purposes only).

No further update was given.

12. Adjourn.

**Meeting adjourned at 4:44 PM**

**Approved:**

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**Andrew J. Halverson, Chairperson**

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**Date**

**Attest:**

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**Michael Ostrowski, Executive Director**

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**Date**