



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	April 27, 2015 4:00 PM	Location:	City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Schlice, Alderperson Phillips, Commissioner Molski, Commissioner Sawyer, Commissioner Gardner, and Commissioner Dugan.

Excused: Commissioner Adamski.

Also Present: Executive Director Ostrowski, Comptroller Treasurer Corey Ladick, Alderperson Garrett Ryan, Alderperson Mary Kneebone, Alderperson Mary McComb, Barb Jacob, Mary Ann Laszewski, Mary Meyer, Reid Rocheleau, and Jennifer Glad.

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1. Roll call.
2. Persons who wish to address the Board on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Board during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Chairperson.
3. Public comment for pre-registered individuals for matters appearing on the agenda.

Discussion and possible action on the following:

4. Approval of the minutes from the March 17, 2015 Redevelopment Authority meeting.
5. Approval of financial reports, claims, and statements from February 2015.
6. Revocable License and Landscaping Maintenance Agreement with Landscapes for Life Foundation, Inc.
7. Executive Director's update (*this item is for informational purposes only*).
8. Tour of Edgewater Manor – The Board will recess and reconvene at Edgewater Manor, 1450 Water Street, for a tour of the premises.
9. Adjourn.

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1. Roll call.

Present: Schlice, Phillips, Molski, Sawyer, Gardner, Dugan

2. Persons who wish to address the Board on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Board during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Chairperson.
3. Public comment for pre-registered individuals for matters appearing on the agenda.

Barb Jacobs, 1616 Depot Street, spoke regarding agenda item 8 and asked the commission that during their tour, they keep in mind we are trying to keep Edgewater Manor senior living, and that we need to get the vacant apartments ready for new tenants.

Mary Meyer, 1450 Water Street, said she is hopeful that the occupancy rate at Edgewater Manor will continue to rise and will continue to provide senior living. The tenants have been active in newsletters, social media, and letters to the editor to show what a wonderful place it is to live. She is requesting the commission to get the apartments ready to lease as soon as possible and to have more apartments ready so perspective tenants have a choice of units they want to rent.

Mary Ann Laszewski, stated she would like to address the agenda item about Edgewater. She shared some of her personal experience regarding apartment management, and how she focused on preparing the vacancies for rent to get as much funds as possible to address the maintenance needs. She suggested showing finished and unfinished apartments to give the tenants a choice.

Reid Rocheleau, stated the city should be appreciative of the work that the tenants are doing at Edgewater. He feels the city should do a little more in advertising in the front of the building.

Discussion and possible action on the following:

4. Approval of the minutes from the March 17, 2015 Redevelopment Authority meeting.

Motion by Commissioner Molski to approve the minutes of the March 17, 2015 Redevelopment Authority Meeting; seconded by Alderperson Phillips. Motion carried 6-0.

5. Approval of financial reports, claims, and statements from February 2015.

Executive Director Ostrowski did note that the owners drawn is the amount that Candlewood pays us for any profits relating to that month.

Motion by Commissioner Gardner to approve the financial reports, claims and statements from February 2015; seconded by Commissioner Molski. Motion carried 6-0

6. Revocable License and Landscaping Maintenance Agreement with Landscapes for Life Foundation, Inc.

Executive Director Ostrowski explained this is the green space north of the Fox Theater. This maintenance agreement would be with Landscapes for Life. The group has received sizable donations for the landscaping, pergola, and everything else within that area. There was some concern regarding a Section 7 on resolutions of disputes and how those disputes are handled, that they don't automatically go to court, but they would be handled by this Board before going directly to court. Staff would ask for some flexibility on modifying this section by the City Attorney and the Executive Director.

Alderperson Phillips asked if the area will be fenced and is it specifically used for the Children's Museum, to which Executive Director Ostrowski stated it will not be fenced and the area will be open to the public. Alderperson Phillips asked about the path coming in from the Children's Museum, to which Jennifer Glad explained initially there was one single path in to avoid people walking in and on the landscaping. It had been mention to add additional entrances, and they are open to that suggestion leaving it to the discretion of the commission.

Commissioner Sawyer asked about the cost, to which Executive Director Ostrowski stated there is no funds put forth by the Redevelopment Authority, and that this organization will be maintaining it. He then pointed out a typographical error to correct in the agreement.

Commission Gardner asked who Landscapes for Life was as well as in the event the area is not maintained, and if you don't maintain it what are the assets of the group to do this. Ms. Glad answered Landscapes for Life is a foundation is a non-profit organization. Great Lakes is the main sponsor to this

plan. They have donated \$25,000 for the purpose of assisting in revitalizing downtown, and beautification of the area by their business. Golden Sands Resource Development and Conservation Council also is involved in this project and has been in the area since the 1970's and with the mission of promoting economic development and natural resource protection. Golden Sands is located in the same building as the Children's Museum, and this is also a way for them to demonstrate sustainable landscaping with native plants. The way that this was designed was meant to be sustainable, with a low level of maintenance. This has been a collaborative effort for the past two years.

Commissioner Dugan pointed out that this landscape area will all go away if "Fix the Fox" is successful. Ms. Glad explained that everyone that is involved in this project is completely aware of the situation with the Fox Theater, and it is clearly stated in the agreement as well.

Aldersperson Phillips asked as the trees grow, would there be a need for lighting, to which Executive Director Ostrowski answered there is currently lighting by the sidewalk, but none in the green space itself.

Motion by Commissioner Gardner to approve the Revocable License and Landscaping Maintenance Agreement with Landscapes for Life Foundation Inc., with the ability for staff to adjust the legal dispute process in Section 7; seconded by Commissioner Sawyer.

Roll Call: Yeas – Schlice, Phillips, Molski, Sawyer, Gardner, Dugan

Nays – None

Motion carried 6-0.

7. Executive Director's update (*this item is for informational purposes only*).

Executive Director Ostrowski advised the commission that the Edgewater Manor Needs Assessment will be available for presentation June 2015. When we had the engineer working with the façade, they gave a 1-2 year timetable for the temporary fix. We are coming up on the first year, and he would like to bring back a consultant to review the current situation to make sure that it is safe. The long term fix would be to replace the entire façade and windows.

8. Tour of Edgewater Manor – The Board will recess and reconvene at Edgewater Manor, 1450 Water Street, for a tour of the premises.

Board recessed at 4:33 PM

Board reconvened at Edgewater Manor for tour of premises at 4:43 PM

9. Adjourn

Meeting adjourned at 5:20 PM.

Approved:

John Schlice, Chairperson

Date

Attest:

Michael Ostrowski, Executive Director

Date