

CITY OF STEVENS POINT
SPECIAL JOINT COMMON COUNCIL / REDEVELOPMENT AUTHORITY
MEETING

Mayor Mike Wiza and Chairman John Schlice, Presiding

Lincoln Center
1519 Water Street

July 13, 2015
5:00 P.M.

Roll Calls.

Common Council: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen,
Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.

Redevelopment

Authority: Schlice, Phillips, Adamski, Molski, Sawyer, Gardener

Excused: Dugan

Others

Present: Corey Ladick, C/T; John Moe, City Clerk; Andrew Beveridge,
City Attorney; Interim Police Chief Martin Skibba; Director
Laidlaw; Steve Shepro, Assessor.

2. ***Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.**

Mayor Wiza stated those persons interested in speaking who have not yet registered, please do so at this time.

3. **Presentation and related discussion of the Edgewater Manor Needs Assessment.**

Mayor Wiza stated there would be a needs assessment presentation for Edgewater Manor and this would be informational only for the Common Council and there would be no action on this item tonight. He stated there will be an opportunity for comments after the presentation.

Director Ostrowski provided a brief history of events leading up to the needs assessment due to concerns about the number of repairs needed on the building. He stated the contracted needs assessment was done by Architects Group Limited and was broken into three categories: safety, energy/maintenance and cosmetic.

Mr. David Johnson, Architects Group Limited, provided the Council with a brief history of his professional experience. He stated he reviewed Edgewater from an architectural background.

Mr. Johnson stated he reviewed the actual building plans and compared those with what is actually in place. He added he discussed with staff and tenants the positives and negatives about the building.

Mr. Johnson referred to the Study and stated there were areas of safety/security concerns with meeting current ADA guidelines, cosmetic issues which when

updated could enhance the property and generate interest in potential tenants and ongoing maintenance concerns such as with the roof, windows, exterior façade and heating/cooling.

Mayor Wiza stated the life safety concerns need to be addressed immediately; the energy sustainability and maintenance issues should be included in the high priority list. He asked Mr. Johnson to also prioritize the cosmetic concerns and what the benefit return would be for the City.

Mr. Johnson stated old, outdated flooring is cosmetic, but when curled and cracked it is a safety concern for the elderly. He added the security system prohibits ease of entering the building after hours. Mr. Johnson suggested eliminating the institutional look of cinderblock walls, adding new, lighter cabinetry in the kitchen.

Mayor Wiza asked since Edgewater is market place housing which places it in competition with other landlords, how important the cosmetic repairs are.

Mr. Johnson stated the first impression is what sells the property. Items that are outdated and show wear and tear are not as desirable to potential tenants.

Ald. McComb asked from a safety standpoint, what would be the highest priority to complete.

Mr. Johnson stated the façade in addition to the parking lot and sidewalk would be the most important to eliminate tripping hazards of residents.

Ald. Kneebone asked what the cost of replacing the popcorn ceiling would be should it contain asbestos.

Mr. Johnson stated he has seen asbestos mitigation cost as high as \$3.00 a square foot.

Commissioner Sawyer asked if there are any cost savings involved with replacing the windows at the same time as the façade.

Mr. Johnson stated it would be easier to do the windows and façade at the same time, but they could be done separately.

Commissioner Sawyer asked in regards to the safety and energy maintenance items, how much disruption would occur to residents.

Mr. Johnson replied the only time a tenant needed to move out was when asbestos mitigation occurred.

Lori Giese, Edgewater, stated she really hoped attrition of tenants can be avoided during this process as long as safety and the well being of the residents are observed. She stated the elevator has become a major hazard to elderly residents with doors closing on walkers, carts and persons. Ms. Giese added that one resident was stuck in an elevator which required a 9-1-1 call. She said her other safety concerns were with fire and weather hazard preparedness and questioned when the last time the fire hoses had been tested. She stated sanitation is a concern and hallway carpets need a deep cleaning. Ms. Giese added that door handles and locks are difficult for the elderly who are restricted due to arthritis and overall mobility.

Reid Rochleau, stated not everything needs to be fixed right away and to start with repairs to the exterior and windows.

Barb Jacob, 1616 Depot Street, stated she felt the report was very thorough. She

added that now it is up to the Council and Redevelopment Authority to prioritize needs and expenses.

Discussion and possible action on the following:

3. Request for funding from the Redevelopment Authority to the City of Stevens Point for needed improvements to Edgewater Manor.

Chairman John Schlice called upon the speakers to address the Redevelopment Authority.

Reid Rochleau suggested a \$1 million budget by doing siding/stucco and the windows together. He said the other items could be done as needed.

Cindy Mann, 1450 Water Street, #508, stated everything has been addressed that she wanted to say.

Victor Dechant, 1450 Water Street, stated he wants Edgewater to be self-sufficient. Edgewater has continued to provide housing to low-income seniors and there are about 70 residents currently. He stated that an investment in Edgewater is an investment for yourselves.

Mary Meyer, 1450 Water Street, Apt. #302, expressed her thanks to everyone involved in maintaining Edgewater Manor. She stated over the past two years the residency rate had been flat at 30% and this past year has seen all but 11 apartments inhabited. She encouraged the Council and the Redevelopment Authority to approve the items that can be afforded.

Mayor Wiza stated that what has been inspected and cited as hazardous, needs to be addressed.

Mary Ann Laszewski, 1209 Wisconsin Street, reminded everyone that in the past three years the City Council has voted not to sell Edgewater and the cash flow from Edgewater has funded other City projects. She reported Edgewater serves a population of needs that cannot be met anywhere else in Stevens Point and extends the independence of many senior residents.

Chairman Schlice stated funds and income will not support borrowing for the full amount of the project. He added that this cannot move forward until the funding level is determined by the Common Council, then the Redevelopment Authority should meet to prioritize concerns and receive public input.

Commissioner Gardner asked if it would be better to do exterior façade and P-tach work at the same time or if the P-tach could be done at a later time.

Mr. Johnson replied it would be best to do those repairs together, the façade, windows and air conditioners all at once.

Commissioner Sawyer asked if the RA would make a budget proposal that would be voted upon or would it ratify the report and pass it on to the Council for them to decide what dollar amount should be assigned to the project.

Chairman Schlice stated it should be the Common Council making a decision on the amount of funding the City is willing to support.

Mayor Wiza stated the Council has a say in the disposal of the building and handles the financial part of it but it is the RA who is charged with the maintenance and handling of the property. He stated the Council should set a specific dollar amount for Edgewater and the RA then prioritize the repairs that need to be addressed.

Director Ostrowski stated that in the first six months, Edgewater had a balance of approximately \$60,000 that has been made on net profit. He stated that if a higher occupancy is maintained, net profit could be \$120,000 to \$150,000 annually, which over a 20 year period would be \$2.3 million and that amount could be borrowed to make repairs. He said \$2.3 million would be used for all the necessary repairs such as windows, sidewalk, asphalt, roof, generator, etc., without even addressing the cosmetic concerns.

Commissioner Molski reiterated the safety issues that have been cited need to be repaired first and will exceed \$1 million, now the City is obligated to come up with the funding for those repairs.

Commission Sawyer **moved**, seconded by Commissioner Gardner, to make a formal request for funding from the Common Council for improvements at Edgewater Manor.

Call for the Vote: Ayes: Schlice, Molski, Sawyer, Gardner
 Nay: Phillips

4. Adjournment.

The meeting was adjourned at 6:34 p.m.