



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	March 15, 2016 4:00 PM	Location:	City/County Building City Conference Room 1516 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Schlice, Alderperson Phillips, Commissioner Cooper, Commissioner Molski, Commissioner Sawyer, Commissioner Gardner, and Commissioner Dugan.

Also Present: Executive Director Ostrowski, Alderperson McComb, Alderperson Morrow, Brian Wogernese, Nate Enwald, Brandi Makuski, Greg Wright, Aaron Kadoch, Tori Jennings, Reid Rocheleau, Rich Sommer, Mary Ann Laszewski, Scott Gulan, Ron Hetzel, Jason Blenker, David Shorr, Richard Ruppel, Jutta Brendel, Trevor Roark, Dave Barber, Ish Odugka, and Todd Kuckkahn.

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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. Minutes from the February 2, 2016 Redevelopment Authority meeting.
 5. Financial reports, claims, and statements from January 2016.
 6. Accepting an option to purchase from Blenker Developments, LLC for a portion of the former Lullabye Furniture property at 1017 Third Street, Stevens Point, WI 54481 (Part of Parcel ID 2408-32-2003-01) for a mixed use development project.
 7. Accepting an option to purchase from Cobblestone Hotel Development, LLC for the property east of 1101 Centerpoint Drive, Stevens Point, WI 54481 (to be addressed 1117 Centerpoint Drive, Part of Parcel ID 2408-32-2029-65 and Part of Parcel ID 2408-32-2029-66) for a hotel development project.
 8. Approval to hold an event on June 23, 2016 on Redevelopment Authority property located north of 1140 Main Street, Stevens Point, WI 54481 (Guu’s on Main), near the access drive.
 9. Amendment No. 7 – AECOM Agreement for Environmental Services – Remedial Action Services – SVE System O & M, Confirmation Sampling and Analysis and Case Closure Assistance for Soil Vent Piles on Mason Street (Former Dun-Rite Cleaners).
 10. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for the deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

a. Negotiating the sale of land north of 1140 Main Street, Stevens Point, WI 54481.

11. Reconvene into open session (approximately 5 minutes after entering into closed session) for possible action on the above.

12. Adjourn.

1. Roll call.

Present: Schlice, Phillips, Molski, Cooper, Gardner,

Commissioner Dugan arrived at 4:10 PM and Commissioner Sawyer arrived at 4:22 PM.

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.

Greg Wright, 1217 Franklin Street, representing the Arts Alliance, spoke in favor of the Blenker Project and downtown housing.

Aaron Kadoch, 718 Linwood Avenue, spoke in favor of the projects that are being presented.

Tori Jennings, 1632 Ellis Street, spoke in favor of the Lullabye site development, and the housing provided in that area.

Mary Ann Laszewski, 1209 Wisconsin Street, said she feels that the Plan Commission and Council should be addressing these developments and not the RA. Commissioner Schlice advised that the R A is the owner of the land and they have to address any of the options. Any of the actual development plans and agreements would go through the Common Council. She asked if the city would be responsible for the bonding and commitment on the loans for these properties. She also asked if for the hotel development, if there has been any market studies done. Regarding the housing and retail spaces, she is frustrated with the turnaround of homes, then retail, now back to homes and retail.

Reid Rocheleau, 408 Cedar Street, spoke against the development on the Lullabye site and use of the taxpayers’ money for any development in the downtown and feels that the property should be sold at what the city has invested into it. He also spoke against the hotel development.

Rich Sommers 4224 Janick Circle, is not speaking for or against the property at this time, but with no parking in the area, his concern would be staging of the building and the TIF money used in the future.

Commissioner Schlice explained that they are looking at options so that the developers can do some studies, finalize plans for the property, and then negotiate developer agreements. The option is so the developer has exclusive rights to go forward and we would not sell the property on them.

Executive Director Ostrowski explained that the Lullabye portion is the western two acres, and in terms of parking, they have to put together a site plan. As Commissioner Schlice indicated, the option is there to protect the land for the developers so they can do their due diligence, do the environmental testing, market studies, go through financing, put together site plans and renderings, and the RA would not be able to sell the property as they go through this process. The option is there through August 30, 2016 for that protection, and future development agreements will need to be worked out and agreed upon before they can exercise the option.

Scott Gulan, 1140 Main Street, nothing to state at this time.

Trevor Roark, 601 Washington Avenue, spoke in favor of both the Lullabye and hotel potential developments. He sees a lot of potential with the mixed use development and the hotel.

Richard Ruppel, 1972 Church Street, spoke in support of both developments. He said it is time to do something with the Lullabye site. As far as the hotel, he said there are no hotels downtown, so he supports the hotel which will draw more people to the downtown.

Discussion and possible action on the following:

4. Approval of the minutes from the February 2, 2016 Redevelopment Authority meeting.

Executive Director Ostrowski stated that Commissioner Gardner had provided information and explanation on what he had met regarding CAP Services administrative agreement for the Housing Trust Fund Revolving Loan funds in that CAP provide us 30 day notice prior to the renewal clause, so he will add that to the agreement.

Motion by Commissioner Gardner to approve the minutes from the February 22, 2016 Redevelopment Authority meeting with the change and amendment to the CAP Agreement that Executive Director Ostrowski mentioned; seconded by Commissioner Molski.

Motion carries 6-0.

5. Financial reports, claims, and statements from January 2016.

Executive Director Ostrowski explained there was no significant change to the financial reports and the balance in the Housing Trust fund is approximately \$279,000.

Motion by Commissioner Cooper to approve the financial reports, claims, and statements from January 2016; seconded by Commissioner Gardner.

Motion carries 6-0.

6. Accepting an option to purchase from Blenker Developments, LLC for a portion of the former Lullabye Furniture property at 1017 Third Street, Stevens Point, WI 54481 (Part of Parcel ID 2408-32-2003-01) for a mixed use development project.

Executive Director Ostrowski explained the option to purchase is in the packet, and primarily consists of selling the land for \$1.00, and the option would terminate August 30, 2016. That would give Blenker adequate time to proceed with their testing, market studies, and financing contingencies. They have provided preliminary renderings, that will likely change as they go through the site planning process. One of the conditions within the option to purchase is that a development agreement would need to be agreed to as a necessary condition for exercising this option with the Redevelopment Authority. Also there has been a land disclosure report for that property provided that is part of this option and he recommends approval with the condition that allows the Executive Director, Chairperson, and City Attorney to make minor changes if necessary to the option to purchase.

Motion to approve the option to purchase and vacant land disclosure report from Blenker Developments, LLC for a portion of the former Lullabye Furniture property at 1017 Third Street, Stevens Point, WI 54481 (Part of Parcel ID 2408-32-2003-01) for a mixed use development project; seconded by Commissioner Dugan.

Commissioner Gardner asked that on one photo the option shows the area being less than two acres, but the next photo shows an area west of Third Street. Executive Director Ostrowski stated that is not included and right now it is just the two acres of Lullabye, and if we need to move forward with additional space is needed for parking we could, but right now it is just the two acres.

Commissioner Dugan stated she agrees to what Dr. Ruppel said and feels this is a very interesting option. Also, we have waited 30 years and this is the best option we have had downtown in a long time. As for apartment protesters, the opportunity was available for them as well.

Roll Call:

Yeas: Schlice, Molski, Cooper, Gardner, Phillips, and Dugan

Nays: None

Abstain: Sawyer, as he entered the room after initial discussion took place.

Motion carried 6-0-1.

7. Accepting an option to purchase from Cobblestone Hotel Development, LLC for the property east of 1101 Centerpoint Drive, Stevens Point, WI 54481 (to be addressed 1117 Centerpoint Drive, Part of Parcel ID 2408-32-2029-65 and Part of Parcel ID 2408-32-2029-66) for a hotel development project.

Executive Director Ostrowski explained this area is the development pad that we had identified when the mall redevelopment project was taking place. This area is between the Great Lakes building and Strongs Avenue extended. The proposal would be \$1.00 for the option to purchase and run through August 30, 2016, which would give them the needed time to do their due diligence. Preliminary renderings are within the packet, identifying a four story, 60-unit hotel, and a potential restaurant. Staff recommends approval of this option with the conditions where the RA will be a party to the development agreement, just in case there is an issue later, and allow the Executive Director, Chairperson, and City Attorney to make minor amendments. Furthermore, the vacant land disclosure report is also included as part of the option.

Commissioner Gardner asked if the same condition of being a participant in the redevelopment of the first option as well, to which Executive Director Ostrowski stated we have that identified in there, but the city is not a participant with the Blenker development. Commissioner Gardner asked regarding the land and asked if that was the only thing that the option was for at this time, to which Executive Director Ostrowski stated correct. He then asked regarding the parking issue and that they would rely on parking on the existing parking lots, to which Executive Director Ostrowski answered that parking will likely occur in the public lots.

Motion by Commissioner Cooper to approve an option to purchase and vacant land disclosure report from Cobblestone Hotel Development, LLC for the property east of 1101 Centerpoint Drive, Stevens Point, WI 54481 (to be addressed 1117 Centerpoint Drive, Part of Parcel ID 2408-32-2029-65 and Part of Parcel ID 2408-32-2029-66) for a hotel development project; seconded by Commissioner Dugan.

Roll Call:

Yeas: Schlice, Molski, Cooper, Gardner, Sawyer, Phillips, and Dugan

Nays: None

Motion carried 7-0

8. Approval to hold an event on June 23, 2016 on Redevelopment Authority property located north of 1140 Main Street, Stevens Point, WI 54481 (Guu's on Main), near the access drive.

Executive Director Ostrowski stated Guu's is looking to hold an event just north of their building. It is in the service drive area, the land is owned by the RA, and in the past we have granted Guu's a license to construct some improvements on our property. Mr. Gulan is looking to place a tent on this property to hold an event on June 23, 2016. Staff recommends approval with the condition that we would be identified as a party on the liability insurance. This event has already been approved by the city.

Motion by Commissioner Molski to approve the request to hold an event on June 23, 2016 on Redevelopment Authority property located north of 1140 Main Street, Stevens Point, WI 54481 (Guu's on Main), near the access drive; seconded by Commissioner Gardner.

Commissioner Sawyer asked with the condition that the RA be named as an additional insured, would the City be listed as well. Executive Director Ostrowski stated the RA is the owner of the land, not the City.

Aldersperson Phillips asked how much the liability insurance would be, to which Executive Director Ostrowski stated \$1 million.

Roll call:

Yeas: Schlice, Molski, Cooper, Gardner, Sawyer, Phillips, and Dugan.

Nays: none

Motion carried 7-0.

9. Amendment No. 7 – AECOM Agreement for Environmental Services – Remedial Action Services – SVE System O&M, Confirmation Sampling and Analysis and Case Closure Assistance for Soil Vent Piles on Mason Street (Former Run-Rite Cleaners).

Executive Director Ostrowski explained this is the former Dun-Rite Cleaners that was part of the mall redevelopment project. The soil that we removed under the mall has been relocated to the Mason Street site, in soil venting piles. The systems have been running for a while and we were hopeful that they would have been cleaned up by now, but there is still some contamination that exists above the enforcement standards. The map of the venting piles shows where the contamination above the enforcement standard remains. The difficulty is when we are running the system throughout the entire pile, it is hard to pull it down past the enforcement standards. Therefore, AECOM will be directing the air to specific areas in the cells to pull the levels down in those areas quicker. We hope to have it completed by June or July of this year. Following this they would move the system to the Normington site on the northwest corner of the now MSTC parking lot. This amendment is for \$35,000, and still within budget of the entire scope of the mall redevelopment project with the second borrowing. There is approximately \$200,000 left that we would have to focus on the Normington site. Some of the cost that was associated for this project is going to be used on the Normington site.

Motion by Aldersperson Phillips to approve Amendment No. 7 – AECOM Agreement for Environmental Services – Remedial Action Services – SVE System O&M, Confirmation Sampling and Analysis and Case Closure Assistance for Soil Vent Piles on Mason Street (Former Run-Rite Cleaners); seconded by Commissioner Sawyer.

Roll call:

Yeas: Schlice, Molski, Cooper, Gardner, Sawyer, Philips, and Dugan

Nays: None

Motion carried 7-0.

10. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - a. Negotiating the sale of land north of 1140 Main Street, Stevens Point, WI 54481.

Motion by Commissioner Cooper to enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

- a. **Negotiating the sale of land north of 1140 Main Street, Stevens Point, WI 54481;**

seconded by Alderperson Phillips.

Roll call:

Yeas: Schlice, Molski, Cooper, Gardner, Sawyer, Phillips, and Dugan

Nays: None

Motion carried 7-0.

11. Reconvene into open session (approximately 5 minutes after entering into closed session) for possible action on the above.

Motion by Commissioner Molski to return to open session for possible action on the above; seconded by Alderperson Phillips.

Roll Call:

Yeas: Schlice, Molski, Cooper, Gardner, Sawyer, Phillips, and Dugan

Nays: None

Motion carried 7-0.

Motion by Commissioner Cooper to have Executive Director Ostrowski work on the potential sale of the 773 and 71 square foot parcels to Scott Gulan with the terms and conditions discussed, seconded by Alderperson Phillips.

Roll call:

Yeas: Schlice, Molski, Cooper, Gardner, Sawyer, Phillips, and Dugan

Nays: None

Motion carried 7-0.

12. Adjourn.

Meeting adjourned at 4:47 PM.

Approved:

John Schlice, Chairperson

Date

Attest:

Michael Ostrowski, Executive Director

Date