



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	October 9, 2018 3:00 PM	Location:	Police Department (Room 122) 933 Michigan Avenue Stevens Point, WI 54481
-----------------------	----------------------------	------------------	--

Present: Chairperson Schlice, Commissioner Phillips, Commissioner Cooper, Commissioner Gardner, Commissioner Kemmeter, and Commissioner Sawyer (arrived late).

Also Present: Executive Director Ostrowski

Index

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 and actions of the Redevelopment Authority meeting(s) of August 28, 2018
 5. Financial reports, claims, and statements from prior month(s)
 6. Acceptance of funds from the City to perform the Targeted Area Master Plans project
 7. Agreement for Targeted Area Master Plans (Downtown and Division Street) with Vandewalle & Associates
 8. Resolution - 2019 Budget
 9. Director's Update.
 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 terms of a possible development agreement relating to 1017 Third Street (Parcel ID 281240832200301)
 - b. Negotiating the terms of a possible development agreement relating to the block located on the northwest corner of Centerpoint Drive and Third Street (Parcel IDs 281240832200419, 281240832200417, 281240832200409, 281240832200408, 281240832200413, 281240832200418, 281240832200414, 281240832200402, and 281240832200401)
 - c. Negotiating the terms of a possible sale of 101 Georgia Street (Parcel ID 281240830400103)
 11. Reconvene into open session (approximately 60 minutes after entering into closed session) for possible action on the above
 12. Adjourn.

-
1. Roll call.

Present: Schlice, Phillips, Cooper, Gardner, Kemmeter

Excused: Segura

Absent: Sawyer

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.

No one registered to speak.

3. Public comment for pre-registered individuals for matters appearing on the agenda.

No one registered to speak.

Discussion and possible action on the following:

4. Minutes and actions of the Redevelopment Authority meeting(s) of August 28, 2018

Motion by Alderperson Phillips to approve the minutes and actions of the Redevelopment Authority meeting(s) of August 28, 2018; seconded by Commissioner Kemmeter.

Motion carried 5-0.

5. Financial reports, claims, and statements from prior month(s)

Executive Director Ostrowski explained, that aside from normal principal payments and payoffs within the Housing Trust Fund, there had been a significant decrease in the balance due to funds being moved around into short term securities in order to generate additional interest rather than sitting in savings.

Motion by Commissioner Cooper to approve the reports, claims, and statements from prior month(s) and place them on file; seconded by Alderperson Phillips.

Motion carried 5-0.

6. Acceptance of funds from the City to perform the Targeted Area Master Plans project

Executive Director Ostrowski stated that the Common Council had approved to fund the Targeted Area Master Plans project, with most of the funding coming from TIF funds or excess funds within the Community Development Department budget. He reviewed estimated costs, and additional and optional program costs. The agreement between Vandewalle & Associates would be addressed in the following agenda item.

Motion by Commissioner Kemmeter to accept funds from the City to perform the Targeted Area Master Plans project; seconded by Commissioner Cooper.

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Kemmeter

Nays: None

Motion carried 5-0.

7. Agreement for Targeted Area Master Plans (Downtown and Division Street) with Vandewalle & Associates

Executive Director Ostrowski summarized the contract with Vandewalle & Associates, along with its scope of work. The Executive Director also noted the following areas that were still being worked on within the contract:

- a. Article B Termination Section A
- b. Article VII Intellectual Property; Confidentiality Section B
- c. Article VIII Miscellaneous Provisions, Section D and Section E.

Chairperson Schlice asked for clarification under Article IV in regards to costs to not be exceeded versus reimbursable expenses identified, to which it was confirmed that the budget for the main items (Article I-III) would not exceed \$136,000, and that items under Article IV were optional if they wished to pursue them.

Chairperson Schlice asked whether optional items would come back before the authority prior to being pursued, to which Executive Director Ostrowski confirmed that any additional items would.

Commissioner Kemmeter asked whether the identified areas had been described, to which it was confirmed that the areas had been detailed within the RFP. The Executive Director also further described the areas.

Commissioner Gardner asked that the market analysis identified under the Scope of Work, Section A, be emphasized in order to accurately reflect local conditions.

Motion by Commissioner Gardner to approve and authorize the agreement for Targeted Area Master Plans (Downtown and Division Street) with Vandewalle & Associates with the following condition:

- 1. The Executive Director and City Attorney may make minor modifications.**

seconded by Commissioner Kemmeter.

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Kemmeter

Nays: None

Motion carried 5-0.

8. Resolution – 2019 Budget

Executive Director Ostrowski summarized the proposed 2019 Budget, noting that the majority of the changes were related to the four approved redevelopment programs.

Motion by Alderperson Phillips to approve the 2019 Budget Resolution; seconded by Commissioner Cooper.

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Kemmeter

Nays: None

Motion carried 5-0.

9. Director's update.

The Executive Director provided updated on the following:

- a. Progress and interest on established redevelopment related programs.
- b. Potentially pursuing a State Farm no match program.
- c. Items relating to the Community Wide Brownfield program would be coming forward.

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 terms of a possible development agreement relating to 1017 Third Street (Parcel ID 281240832200301)
- b. Negotiating the terms of a possible development agreement relating to the block located on the northwest corner of Centerpoint Drive and Third Street (Parcel IDs 281240832200419, 281240832200417, 281240832200409, 281240832200408, 281240832200413, 281240832200418, 281240832200414, 281240832200402, and 281240832200401)
- c. Negotiating the terms of a possible sale of 101 Georgia Street (Parcel ID 281240830400103)

Motion by Alderperson Phillips 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 terms of a possible development agreement relating to 1017 Third Street (Parcel ID 281240832200301)
- b. Negotiating the terms of a possible development agreement relating to the block located on the northwest corner of Centerpoint Drive and Third Street (Parcel IDs 281240832200419, 281240832200417, 281240832200409, 281240832200408, 281240832200413, 281240832200418, 281240832200414, 281240832200402, and 281240832200401)
- c. Negotiating the terms of a possible sale of 101 Georgia Street (Parcel ID 281240830400103)

seconded by Commissioner Kemmeter

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Kemmeter

Nays: None

Motion carried 5-0.

Commissioner Sawyer arrived at 3:19 PM.

- 11. Reconvene into open session (approximately 60 minutes after entering into closed session) for possible
The meeting was adjourned within closed session.

- 12. Adjourn

Meeting adjourned at 4:00 PM

Approved:

John Schlice, Chairperson

Date

Attest:

Michael Ostrowski, Executive Director

Date