

Community Development Authority of the City of Stevens Point Minutes

Meeting Date: August 10, 2011

Board Members Present: Mr. Andrew J. Halverson, Chairman, Mr. Dave Cooper, Mr. Hans Walther, and Ms. Marge Molski.

Board Member(s) Not Present: Mr. George Hanson, Mr. Paul Adamski

Also Present: Mr. James R. Hamilton, Executive Director, Ms. Donna T. Bella, Chief Financial Officer, Mr. Michael Ostrowski, Director of the Office of Community Development, Mr. Louis Molepske, City Attorney and Mike Morrissey.

The meeting, held in the City Conference Room in the County/City Building, 1515 Strongs Ave., was called to order by Chairman Halverson at 5:00 p.m.

Mr. Hamilton took roll call. All members listed above were in attendance.

The first item on the agenda was the Reaffirmation of original resolution and amendments thereto determining properties (1201 Third Court and 1101 Centerpoint Mall Drive) as blighted.

Mr. Molepske began by explaining that the original resolution had inadvertently not been signed by the Chairman and therefore, had not been recorded within the time frame required by statute. He said there were no changes from the original resolution finding the property as blighted under the statutes. Mr. Molepski said all of the original public testimony and exhibits are incorporated by reference for the property.

Ms. Molski moved to approve the Reaffirmation of original resolution and amendments thereto determining properties (1201 Third Court and 1101 Centerpoint Mall Drive) as blighted. Mr. Walther seconded the motion. There being no further discussion, the Chair called for a vote.

All ayes, nays none.

The next item on the agenda was the Reaffirmation of action taken by the Community Development Authority of the City of Stevens Point on May 23, 2011 adopting a **Relocation Order** for the acquisition of the properties located at 1201 Third Court and 1101 Centerpoint Drive (Parcel IDs 281-2408-32-2029-51 and 281-2408-32-2029-61) together with the interest in the Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions which govern and restrict these parcels as recorded on December 26, 1984 in Volume 457, Page 817 as Document No. 380726, as amended. In addition, the interest in the Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions which govern and restrict these parcels as recorded on December 26, 1984 in Volume 457, Page 817 as Document No. 380726, as amended, which affect the "Shopko" site (Parcel No. 281-2408-32-2029-50), the inboard parking lot (Parcel No. 281-2408-32-2029-62) and the outboard parking lots, solely as it relates to such Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions which govern and restrict these parcels as recorded on December 26, 1984 in Volume 457, Page 817 as Document No. 380726, as amended.

Mr. Molepske commented that this action was also a reaffirmation of the action taken previously. He said this document had also not been filed with the Clerk of Courts within the statutory limit and he was asking for it to be done again. He said the non-recording of the document was an oversight and if readopted and reaffirmed the Executive Director will file.

Chairman Halverson moved to approve the Reaffirmation of action taken by the Community Development Authority of the City of Stevens Point on May 23, 2011 adopting a Relocation Order for the acquisition of the properties located at 1201 Third Court and 1101 Centerpoint Drive (Parcel IDs 281-2408-32-2029-51 and 281-2408-32-2029-61) together with the interest in the Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions which govern and restrict these parcels as recorded on December 26, 1984 in Volume 457, Page 817 as Document No. 380726, as amended. In addition, the interest in the Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions which govern and restrict these parcels as recorded on December 26, 1984 in Volume 457, Page 817 as Document No. 380726, as amended, which affect the "Shopko" site (Parcel No. 281-2408-32-2029-50), the inboard parking lot (Parcel No. 281-2408-32-2029-62) and the outboard parking lots, solely as it relates to such Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions which govern and restrict these parcels as recorded on December 26, 1984 in Volume 457, Page 817 as Document No. 380726, as amended. Mr. Cooper seconded the motion. There being no further discussion, the Chair called for a vote.

All ayes, nays none.

At 5:37 Chairman Halverson made a motion to enter into closed session. Ms. Molski seconded the motion.

All ayes, nays none.

At 5:45 the meeting reconvened. Chairman Halverson began by saying that the Executive Director will be retiring the first week in September. He said that it was a good time to look at such items as staffing levels, future structure and whether or not to abolish the Community Development Authority. Mr. Halverson said that the public has become quite skeptical of the CDA body which is all the more reason to have an analysis done to determine if it should be abolished to avoid the public banter that has been occurring. Chairman Halverson then asked Mr. Morrissey to give a brief explanation of what he might be able to do to assist with the analysis.

Mr. Morrissey said that he had worked as the Community Development Director in Wausau where he ran both the Housing Authority and the Redevelopment Authority. He said he has 33 years of experience with being the link between the staff and the board. Mr. Morrissey said that he focused on producing affordable housing. He said he had a very talented staff at the Housing Authority but needed to guide the ship on the redevelopment side of the operation. Mr. Morrissey said many staff took "ownership" of the agency, believing only they would do what was right for the agency, and he had to remind them that the housing authority belonged to the board not the staff.

Mr. Morrissey also gave as an example an employee that he said was central to the housing authority embezzling money from the authority. He said that that person was subsequently

dismissed, but it made him realize that you may not have the knowledge of the organization that you think you have. Mr. Morrissey said that was when the City (Wausau) took over the accounting functions, which added another layer of oversight that was apparently necessary. He said one of the things he recommends is to have the auditor brought in to go over the audits line by line. He said the board needs to understand what their roll is and why the housing program is there.

Chairman Halverson said that there is a lot of work to do and many discussions may need to take place before this gets settled. Ms. Molski said that the board talked about doing this many years ago but it never happened. Chairman Halverson said that through no fault of Jim Hamilton's, the prior mayors and boards had allowed him to do the job of managing the housing program without extensive oversight, and that the CDA Board was too removed from the picture. He said he felt the Board should be meeting at Madison View and Hi-Rise rather than City Hall. Mr. Cooper commented that this is more important now than ever because of the revenue sharing, etc. Mr. Walther commented that anytime you have a retirement you need to look at structure and options.

Mr. Morrissey said he is not interested in the Executive Directors position once his study is completed and would remain neutral throughout the process.

Chairman Halverson moved to hire Mike Morrissey to conduct a study of staff levels and act as Interim Executive Director during the 60 day time frame. After the 60 day period he will be asked to make a report to the Board with his findings. Ms. Molski seconded the motion. There being no further discussion the chair called for a vote.

All ayes, nays none.

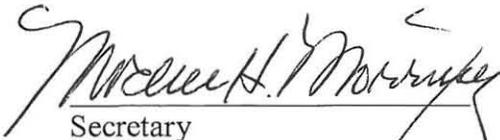
There being no other business to come before the Board, the Chairman adjourned the meeting at 6:07 p.m.



Chairman



Date



Secretary

9/27/11

Date