

## **Community Development Authority of the City of Stevens Point Minutes**

Meeting Date: November 18, 2010

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

Board Member(s) Not Present: Mr. Paul Adamski, and Ms. Barbara Kranig

Also Present: Mr. James R. Hamilton, Executive Director, Housing Authority, Ms. Donna T. Bella, Chief Financial Officer, Housing Authority, Mr. Michael Ostrowski, Community Development Director.

Chairman Halverson called the meeting, held in the City Conference Room at the County-City Building, to order at 5:00 p.m.

Ms. Bella took roll call. The members listed above were in attendance.

The first item on the agenda was the approval of the October 18, 2010 meeting minutes. Ms. Molski moved to approve the minutes. Mr. Hansen seconded the motion.

All ayes, nays none.

The next item on the agenda was discussion and possible action on the developer's agreement with Arc Central Inc. for the properties located at 1000 Third Street and 941 Portage Street. Parcel IDs 2408-32-2004-01 and 2408-32-2004-02. Chairman Halverson asked Mr. Ostrowski to explain the situation.

Mr. Ostrowski said that Arc Central had entered into a Developers Agreement with the CDA but failed to meet the security requirement of depositing \$75,000. Consequently, he said, they did not comply with the terms of the Agreement. He said that he had made contact with Mr. Lucas, and Mr. Lucas had indicated that they would not be pursuing the proposed plans for the property at 1000 Third and 941 Portage Street. Mr. Ostrowski said that since nothing has been done to the building, it continues to deteriorate, thus making it unsafe. He said that the building has been inspected and a recommendation from the building inspectors is to raze the building. Mr. Ostrowski said that in order to raze it, the CDA must first terminate the Developers Agreement with Arc Central and then obtain a permit, which, in turn, requires a review from the Historic Preservation/Design Review Commission.

Ms. Molski moved to terminate the Developer's Agreement with Arc Central Inc on the properties at 1000 Third Street and 941 Portage Street. Mr. Hanson 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 discussion and possible action on razing the building located at 1000 Third Street. Parcel ID 2408-32-2004-01. Chairman Halverson began by saying

that the building has been inspected and is in such ill repair that the recommendation has been to raze the building immediately to avoid further liability and ensure the safety of the general public. He said the cost to repair the building is financially impossible for the city to undertake.

Chairman Halverson said that he would like to hear from the group that forwarded the information regarding purchasing the building for their group. Ms. Katie Kloth speaking for the group, said that they had their own assessment done on the building and a contractor told them that it would cost \$5,000 - \$6,000 to repair the parapet wall on the building. She said the City determined it would cost \$18,000 – \$19,000 to tear it down. Ms. Kloth said that she did obtain a copy of the inspection report from Mr. Ostrowski, but has been unable to obtain any blue prints or gain access to the building. She then turned to Mr. Colin Bares who said that he felt the city was really missing out on an opportunity to revitalize the building as a mixed use facility.

Chairman Halverson said he needed to know if this organization had the financial backing to take on such a project. Mr. Bares' father, Chuck Bares then spoke and said he heads up Grizzly Bear LLC, whose purpose is to look at historic buildings that can be renovated and restored. He said they had the resources to develop the property but would need to get into it to determine if they want to invest in its restoration. Mr. Bares said that he and his son, along with community involvement, would like to negotiate this in a different way.

Chairman Halverson said that because the Building Inspectors have said the building is not safe, the City does not have time to wait for further proposals with winter approaching. He said the City worked with Arc Central and they backed out, presumably because it was not economically feasible. Chairman Halverson said he did not see any other way to go especially because of the recommendations from the City Attorney and the Building Inspectors. Ms. Kloth said that after receiving the estimate for repairs and seeing the building from the outside, they did not see all of the problems that the inspectors did.

Mr. Tom Brown, an architect, said he has been through the building and thinks that the City went after it just to tear it down. He said the building has historical value and the City should give consideration to anyone interested in revitalizing it. Mr. Brown said he was disappointed that the City allowed the building to get to the point it has under its watch. He said he believes the CDA's mission should be to work with anyone interested in renovating the building.

Chairman Halverson said that ultimately the City purchased the property for redevelopment. He said the City purchased the building from Ken Lepak after Mr. Lepak determined he could not renovate it due to the cost of dealing with all of the things wrong. He said they tried to work with Christian's Bistro and that did not work out. He said they tried to work with Arc Central and that did not work out. He said the hard part now is that the building is unsafe and has to be improved immediately or come down.

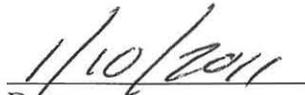
Chairman Halverson moved to approve the razing of the building at 1000 Third Street. Mr. Walther seconded the motion. There being no further discussion from the Board, the Chairman called for a vote.

All ayes, nays none.

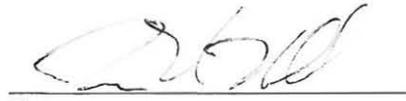
At 5:20, the Chairman the meeting was adjourned.



Chairman



Date



Secretary



Date