

Community Development Authority of the City of Stevens Point Minutes

Meeting Date: October 18, 2010

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

Board Member(s) Not Present: Mr. Paul Adamski, and Mr. Hans Walther

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

The meeting, held in the City Conference Room at the County City Building, was called to order by Chairman Halverson at 5:01 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 September 7, 2010 meeting minutes. Ms. Kranig moved to approve the minutes. Ms. Molski seconded the motion.

All ayes, nays none.

The next item on the agenda was the Public Hearing: Capital Fund Plan 2011. Chairman Halverson declared the meeting open for public comment. Mr. Hamilton explained that this is the next-to-last step in the Capital Fund Plan approval process. He said the Plan primarily covers the improvements that will be made to our inventory next year, and the four succeeding years the Plan covers.

The Chair asked again if anyone wished to comment on the Plan. As there was no one wishing to comment of the Plan at 5:07, Chairman Halverson closed the public hearing.

The next item on the agenda was the review for approval – Resolution 10-6: Capital Fund Plan 2011. Mr. Hamilton went on to explain that the Capital Fund Plan process began in May with a solicitation for work items and management improvements suggestions from our tenants and staff. Then, it went on to the Capital Fund Advisory Committee who reviewed it and made suggestions and prioritized work items. Finally, it went to Stevens Point Housing Advisory Committee who reviewed it and gave it preliminary approval at their August 10th meeting. He said the preliminary approval began a 45-day public comment period. Mr. Hamilton said no comments had been submitted to date.

Mr. Hamilton said that the plan reflects a great deal of energy conservation improvements for the eighty (80) Scattered Sites units, and thirty-two (32) apartments at Madison View. He said the Plan is to replace hot water heaters and furnaces in those units and then seal them up as much as possible. He said he is anticipating receiving about \$90,000 in incentive-rebates from Focus on

Energy for this work. Mr. Hamilton said the work on the bathroom remodels has been pushed back to the 2012 Capital Fund grant.

Mr. Hamilton asked if there were any questions. There being no further questions, the Chairman called for a motion. Ms. Molski moved to approve Capital Fund Plan for 2011 and place it on file. Mr. Cooper seconded the motion.

The Chair asked Ms. Bella to call the roll.

Mr. Andrew J. Halverson	Aye
Mr. George Hanson	Aye
Mr. Dave Cooper	Aye
Ms. Barbara Kranig	Aye
Ms. Marge Molski	Aye

The next item on the agenda was the Review for Approval – Resolution 10-7: Operating Budgets; Hi-Rise Manor, Edgewater Manor, Madison View, and Scattered Sites. Mr. Hamilton deferred to Ms. Bella for explanation. Ms. Bella referred to her memo, which basically outlined the major budget issues for 2011. She asked if anyone had any questions. Chairman Halverson asked what would happen if HUD no longer offered an operating subsidy or reduced it; would there be any exposure to the city. Ms. Bella replied that there is no exposure to the city because the Authority does not receive funds from the City to operate, nor does the City have any obligation to do so. She said depending on how much the subsidy would be reduced, would determine the action required. Ms. Bella said there would be a couple of things that they could do if the operating subsidy was cut; 1) cut costs and rely on the rents collected as much as possible to supply the funds needed; 2) use their capital fund operations monies to the fullest extent; and, 3) last but not least, rely on the reserves that have accumulated. She said number 3 would be the last option she would use.

Mr. Hanson asked if we used a 3% vacancy for the public housing budget, why it appeared Edgewater's budget used 5%. Mr. Hamilton replied that was correct because Edgewater has seen more vacancy for longer periods of time than the public housing sites. Ms. Bella commented that with the economy in the state that it is we have seen less vacancy in our family units than at our Edgewater Manor, elderly facility. Mr. Hansen moved to approve Resolution 10-7: Operating Budgets; Hi-Rise Manor, Edgewater Manor, Madison View, and Scattered Sites and place it on file. Ms. Molski seconded the motion. There being no further questions or comments, the Chair called for a roll call vote.

Mr. Andrew J. Halverson	Aye
Mr. George Hanson	Aye
Mr. Dave Cooper	Aye
Ms. Barbara Kranig	Aye
Ms. Marge Molski	Aye

The next item on the agenda was the Discussion and Possible Action on the Process for the Creation /Modification of a Redevelopment Plan. Mr. Ostrowski handed out copies of the 1983 redevelopment plan and the state statutes that apply to redevelopment plans. He indicated that the 1983 plan included the plan to create the mall. Mr. Ostrowski said that since the city is now looking at other areas to do redevelopment initiatives in, that it is time to look at a new plan or modify the current plan.

Mr. Halverson said that while the current plan is adequate for the mall, he would like to see the creation of a separate plan that would include the properties north of the mall. Mr. Ostrowski said that the statutes allow for a Comprehensive Plan and a Comprehensive Redevelopment Plan, which can include smaller area plans.

Ms. Kranig said that in the near future the CDA may have to deal with some of the properties on Water Street and asked if that meant a new plan would have to be created for that area. Mr. Halverson replied that the properties on Water Street could be looked at a later time, on an individual basis. Mr. Hanson commented that he agrees with Ms. Kranig that there might be properties on Water Street or other areas to deal with in the future, and asked how that would be handled. Mr. Ostrowski commented that this would be covered through a new redevelopment area plan. Mr. Hanson replied that based on the last comment he would rather see two new plans. Mr. Halverson commented that this would be a modification to the 1983 plan and a new plan for the area north of the mall.

Mr. Ostrowski asked if the Authority wanted staff to go ahead with starting the new plan and the modification of the 1983 plan, if needed. Mr. Hanson made a motion to proceed with a new plan to include the boundaries mentioned in Mr. Ostrowski's memo, and modifying the 1983 plan, if needed, and then bring them back for approval. Ms. Molski seconded the motion. The Chairman called for the vote.

All ayes, nays none.

At 5:20 Ms. Kranig moved to adjourn to closed session pursuant to Wisconsin Statutes 19.85 (1)(e) Considering the Sale of Community Development Authority Property. Mr. Cooper seconded the motion.

All ayes, nays none.

The Chairman declared the meeting adjourned to closed session.



Chairman



Date



Secretary



Date