

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

Meeting Date: May 26, 2010

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

Board Member(s) Not Present: None

Also Present: Mr. James R. Hamilton, Executive Director, Housing Authority, Ms. Donna T. Bella, Chief Financial Officer, Housing Authority, Mr. John Niedbalski, Maintenance Supervisor, Housing Authority, Mr. Mike Morrissey, CDA 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 March 4, 2010 meeting minutes. Mr. Hanson moved to approve the minutes from March 4, 2010. Ms. Molski seconded the motion.

All ayes, nays none.

The next item on the agenda was the Public Hearing: Stevens Point Housing Authority 5-Year Plan.

Chairman Halverson opened the Public Hearing and asked if anyone wished to address the Board.

As there were no public comments offered, at 5:05 p.m. Chairman Halverson closed the Public Hearing.

The next item on the agenda was the Review for Approval – Resolution 10-4: Certification of Compliance with the PHA Plans and Related Regulations.

Mr. Hamilton said the Resolution referenced above is for the approval of the 5-Year Plan, for which the board just held a Public Hearing. He said this Plan used to be distinguished from the *Capital* Fund 5-Year Plan by the name 5-Year *Agency* Plan. But, HUD dropped the word “Agency”. Mr. Hamilton said normally, the Capital Fund Plan was a standalone document reviewed by the board each year, but, because it was being submitted along with the 5-Year “Agency” Plan, it is simply an attachment to it.

Mr. Hamilton went on to say that the 5-Year “Agency” Plan, last done in 2006, lays the framework for how we will deal with the housing needs of the low-income households in our community. Mr. Hamilton said that the Stevens Point Housing Advisory Committee reviewed

both the “Agency” Plan and the Capital Fund Plan at their February 2, 2010 meeting, which began a 45-day public comment period. He said no public comments received.

Mr. Hamilton reiterated that the 5-Year “Agency” Plan is an opportunity to reflect on how we have addressed the housing needs of our less fortunate fellow citizens in the past, and how we can best serve their needs going forward. He reminded the Board of his comments in December when he told them they should feel very proud of the fact that in the past twenty years the community’s combined efforts have solved the housing needs for four of the five low-income cohorts needing housing assistance. They are; 1) elderly families 2) families with disabilities 3) low-income working families seeking homeownership and 4) low-income homeowners needing to maintain their property. Mr. Hamilton said some number of low-income families with children would always need some housing assistance. However, the recent conversion of Edgewater Manor from a Project-Base Section 8 property (where the subsidy stays with the property) to a Tenant-Based one (where the subsidy rests with the tenant until they surrender it), will eventually provide families enough vouchers to address most of their needs. He said that last year he projected the 80 vouchers initially assigned to Edgewater’s residents, would be available to the general population over the next six years. He said ten of those vouchers have already been surrendered, and thus reallocated to the general population. He went on to say, with the injection of the 80 Edgewater vouchers into the inventory, the total number of vouchers available in our community is 250. When these are added to the units owned by the County and City Housing Authority’s, there are about 440 “units” of subsidized, family housing available, he said. Mr. Hamilton said that he believes the best strategy for addressing the housing needs of low-income families going forward, is to increase their income, which is why he has identified that strategy in the Goals and Objectives of the 5-Year “Agency” Plan.

Mr. Adamski moved to approve Resolution 10-4: Certification of Compliance with the PHA Plans and Related Regulations. Mr. Hanson seconded the motion.

All ayes, nays none.

The next item on the agenda was the Review for Approval – Professional Services Contract Regarding Structure and Possible Reorganization of Community Development Authority.

Chairman Halverson began by explaining that over the past many years the Community Development Authority has proposed, undertaken and completed many worthwhile developments, which has contributed to our community’s housing stock. He said that as budgets are being prepared for the coming year here at City Hall, it is necessary to find ways of achieving the same or greater results from the investment taxpayers are making to their public agencies. Mr. Halverson said that one possible change is to visit the issue of organizational structure within the Community Development Authority and the City’s Community Development Department. He said Mike Morrissey has experience with city community development and planning, and with managing a Community Development Authority, which functions to serve as both a housing agency and a redevelopment agency. He said because of this Mr. Morrissey has a unique vantage point for combining these efforts. Mr. Halverson said the activity associated with this work would include a preliminary site visit, data collection and analysis, and preparation of a report highlighting potential for a more effective personnel and operational structure. Chairman Halverson said funding for this effort would be \$3,950. He said Mr. Morrissey had given his termination notice effective July 2, 2010, and said that as much as he did not expect the notice

this soon, he and Mr. Morrissey had known that he would only take the position for a limited time. He said he is asking for approval to hire Mr. Morrissey to do an analysis to determine how the two departments could be combined.

Mr. Adamski asked if this work was to be done after Mr. Morrissey resigns. Chairman Halverson replied yes. Mr. Morrissey commented that he is taking a job with a consulting firm that has experience in Community Development, public housing, senior housing, family housing, vouchers, etc. He said he would be looking at making changes with housing and a merger of the functions.

Mr. Adamski moved to approve the Professional Services Contract Regarding Structure and Possible Reorganization of Community Development Authority. Mr. Pazdernik seconded the motion.

All ayes, nays none.

The next item on the agenda was to Adjourn into Closed Session Pursuant to Wisconsin Statutes 19.85 (1) (e) Conducting Other Specific Public Business, Whenever Competitive or Bargaining Reasons Require a Closed Session for: a) Update on bargaining and review of 2008-2009 Tentative Agreement with AFSCME Local 309 b) Consideration of Central Wisconsin Children's Museum Request for Financial Assistance.

At 5:12 p.m., it was moved by Ms. Molski, seconded by Ms. Kranig, to adjourn into closed session pursuant to the State Statutes cited above. Ms. Bella called the roll.

All ayes, nays none.

At 5:22, Chairman Halverson reconvened into open session for Possible Action on Consideration of Central Wisconsin Children's Museum Request for Financial Assistance.

Ms. Bella called the Roll. All board members were present. Chairman Halverson moved to approve financial assistance, in the form of a \$400,000 loan guarantee and a \$100,000 grant, to the Central Wisconsin Children's Museum. Ms. Molski seconded the motion.

All ayes, nays none.

The next item on the agenda was the Acceptance of Lullaby Property for Redevelopment.

Mr. Molepske began by saying that this approval is contingent upon the Common Council's action to transfer the property to the CDA.

Ms. Kranig asked about possible ground water pollution on the site. Chairman Halverson replied that a firm was hired to test the soil and they found that the PPE levels have declined from previous tests. He said there is still be some remediation that will be needed, but that that will all be worked into any development agreement, should a deal be reached.

Ms. Kranig asked if city employees could do the remediation. Chairman Halverson replied that we might be able to do that, and that he would check to see.

Mr. Halverson said that he has discussed development of the site with a firm for a \$7,000,000 apartment complex. He said apartments would be in the mid to upper-income range, with rent structures much like those at the 'Windsor'.

Mr. Halverson moved to accept the Lullaby Property for development, seconded by Ms. Molski.

All ayes, nays none.

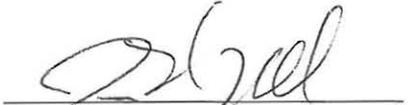
There being no other business to come before the Board, the Chairman adjourned the meeting at 5:51 p.m.



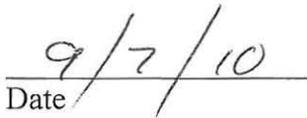
Chairman



Date



Secretary



Date