

**COMMUNITY DEVELOPMENT AUTHORITY**  
**MINUTES**

05/01/2013

MEMBERS PRESENT: David Piehler, Russ Wilson, Jim Brezinski, Dorothy Korzilius, Romey Wagner, Andy Witt and Sarah Napgezok

MEMBERS ABSENT:

OTHERS PRESENT: Ann Werth, Heather Wessling, Betty Noel, Tara Alfonso, Mayor Jim Tipple, David Erickson, Kevin Fabel, David Senfelds and Jamie Landwehr

**(1) Call Meeting to Order**

Meeting was called to order at 12:00 pm in the CDA Boardroom at 550 E. Thomas Street, Wausau, WI.

**(2) Approval of Minutes**

Brezinski moved to approve the minutes from 3/26/2013. Witt seconded. Minutes approved unanimously.

**(3) Riverview Towers LLC Construction Update**

Werth stated that the 6<sup>th</sup> floor renovation is near completion and 5<sup>th</sup> floor construction is due to begin by month-end. She discussed the proposed redesign of the front entrance, tenant parking garage and maintenance garage, as well as the corridors and first floor accessible units.

**(4) Discussion and possible action on PILOT Agreement between Riverview Towers LLC and City of Wausau.**

Werth reviewed the formula and final changes for the PILOT Agreement with the City of Wausau and stated that it must be reviewed annually by the City Assessor to ensure that we have not changed our purpose or use and thereby continue tax exempt status. Brezinski moved to approve the PILOT Agreement, Witt Seconded. Motion approved unanimously. Werth added that the next step will be to take it to the Wausau City Council for approval.

**(5) AECOM proposal for Supplemental Site Investigation and Preliminary Remediation Design (former Kraft Cleaners, 303-305 South 2<sup>nd</sup> Avenue) Discussion and Possible Approval.**

Senfelds gave a presentation on AECOM's proposal relative to the second level of investigation of the Kraft Cleaner site. He explained that there is a large vapor plume present and further testing will be required by the DNR. Wilson moved to approve entering into a contract for the next phase. Napgezok seconded. Motion approved unanimously.

**(6) Scattered Site Furnaces**

Werth discussed ongoing problems with the furnaces that were replaced during the 2008-2009 scattered site renovation. She said that 25 of the 40 furnaces have experienced failure and the City Attorney's office is drafting a letter to the furnace manufacturer notifying them of this and ask for a remedy.

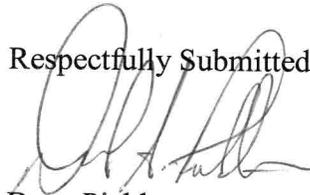
**(7) Operational Issues and Current Activities**

Werth discussed the eviction hearing process and said that she plans to update the CDA's grievance procedure with assistance from the City Attorney. She hopes to fill the Community Services Analyst in the very near future and expects that Schenck will present a final report to commissioners as soon as the CDA's audit has been completed.

**(8) Adjourn**

Wilson moved to adjourn. Brezinski seconded. Meeting adjourned.

Respectfully Submitted,



Dave Piehler  
Chairperson