

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

06/18/13

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

MEMBERS ABSENT: Sarah Napgezsek

OTHERS PRESENT: Kelsey Scholz, Betty Noel, Juli Birkenmeier, Ann Werth, Tammy Stratz, Heather Wessling, Tara Alfonso, Kevin Fabel, Brandon Lahr

(1) Call Meeting to Order

Meeting was called to order at 12:03 pm in the CDA Boardroom at 550 E. Thomas Street, Wausau, WI.

(2) Approval of Minutes

Piehler suggested amendments to the May 1, 2013 minutes that item 4 was approved by Wilson and item 5 was approved by Brzezinski, there was a typo of the word investigation. Witt made a motion to approve these changes to the minutes, Wilson seconded. Motion approved unanimously.

(3) Introductions

Werth introduced the two new City of Wausau employees. Juli Birkenmeier is the Community Services Analyst for the CDA and Kevin Fabel is the new Environmental Engineer in the Engineering Department. Kevin will be working closely with the department on redevelopment projects.

(4) Riverview Towers LLC Construction Update

Werth stated that the Planning Commission would be reviewing the proposed façade changes for the front of the building as well as the resident garage. They are optimistic for an approval. The project is on track for completion at the end of the year. There will be a meeting with Gorman regarding bids for the exterior of the building. Construction is completed through the 5th floor.

(5) 303-305 South 2nd Avenue

Werth and Fable met with the DNR to request funds. They received a \$40,346.50 reimbursement for the dry cleaner cleanup project. Fabel distributed a project timeline. In addition, letters were drafted by the city attorney's office to be sent to the landlords for the testing of the contaminated ground.

(6) Closed Session: Pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, of conducting other specified public business, whenever competitive or bargaining reasons require a closed session, for the purpose of deliberating on the possible purchase/sale and redevelopment of properties.

Wilson moved to go into closed session and Witt seconded the motion. Roll call vote was taken with unanimous consent.

Closed session proceedings.

(7) Reconvene into Open Session

Wilson made a motion to return into open session and Witt seconded. Roll call vote was taken with unanimous consent.

(8) Take Action on Sale of 1610 Sheridan Road and Consideration of CDA Financing

Brzezinski made a motion to approve the sale of 1610 Sheridan Road to Thunder Lube using the outlined financing plan with \$25,000 set aside for a "last in" finance package, Wilson seconded. Motion approved unanimously.

Wagner made a motion to approve the purchase of the property adjacent to the Riverview Towers parking lot for \$60,000 to be used for the maintenance garage, seconded by Wilson. Motion approved unanimously.

(9) Operational Issues and Current Activities

Piehler discussed Wessling vacating her position and thanked her for her work done for the city and for the CDA.

Werth discussed that the city council approved a PILOT (payment in lieu of taxes) payment for Riverview Towers.

Werth stated that Attorney Alfonso drafted a letter on June 14, 2013 in regard to the Scattered Sites furnace warranty issues.

Staff met with Mudrovich to discuss replacing the windows at Bopf Street. Bid specifications are being prepared and the project will be ready to accept bids shortly. Noel mentioned that Capital Funds would be used for this project.

The State of Wisconsin recently conducted a review of Riverview Terrace. The abbreviated review was completed without any findings.

Werth and Wessling met with Adrenalign on new signage for Riverview Terrace.

Napgezok and Korzilius's commissioner terms are up and will need approval by the city council on July 9, 2013. Werth is recommending reappointment for Napgezok and Korzilius.

The resident picnic is scheduled for July 17, 2013 at 12:15 and will be held in the courtyard at the CDA.

Noel stated that the audit was complete but staff has not received final financials. A representative from Schenck will be attending the August board meeting to present audit findings.

(10) Finance Committee Report

Brzezinski made a motion to approve the Finance report, seconded by Witt. Motion approved unanimously.

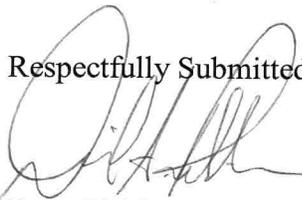
Noel reported that she liquidated a Riverview Terrace CD at Marathon Savings Bank and deposited it into a savings account earning .25%APY for future unanticipated expenses. Werth stated that there would be further discussion on this at the next meeting.

(11) Adjourn

Wilson made a motion to adjourn the meeting, seconded by Korzilius. Motion approved unanimously.

Meeting adjourned.

Respectfully Submitted,



Dave Piehler
Chairperson