

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

07/23/13

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

**MEMBERS ABSENT:** Romey Wagner

**OTHERS PRESENT:** Kelsey Scholz, Betty Noel, Juli Birkenmeier, Ann Werth, Anne Jacobson, Mayor Tipple, Bill Meyer

**(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**

Witt moved to approve the amended minutes from 05/27/2013 and the minutes from 06/18/2013. Korzilius seconded the motion. Motion approved unanimously.

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

Noel stated that the renovation of the 4<sup>th</sup> floor is expected to be completed by the end of August. Werth stated that there is \$1.2 million in contingency funds and discussed a change in the use that would be eliminating the wall papering of the hallways. The maintenance room is being redesigned to include individual work areas. Werth also reported that the sun shades and concrete columns are being recoated by Northland Painting & Coatings.

Werth reported that Christian Assembly Church accepted the CDA's offer to purchase the piece of property needed for constructing the new maintenance garage.

Werth introduced Bill Meyer, Evergreen Civil Engineering, who presented drawings for the proposed tenant parking garage and the grading for the project. He also discussed the new parking lot for Riverview Terrace and the proposed additional parking spaces.

**(4) Scattered Sites Project**

Werth stated that the RFPs for the Bopf Street window replacement project will be sent out to three or four preferred contractors. Mudrovich Architects is assisting staff with this project.

Werth stated that the CDA is also accepting proposals for a Scattered Site landscaping project, as well as, a Scattered Site tree trimming/removal project. She said these projects do not encompass all 46 units but rather the sites which are in need of immediate attention.

Jacobson gave an update on the 40 unit furnaces. Although a response has been received, it has not yet been reviewed by staff. Werth is working with Jacobson on this matter and will give an update at the next meeting.

**(5) Riverview Terrace Updates**

Werth stated that Adrenalign is coordinating new signage for Riverview Terrace. She said they plan to remove the current Obey signage on the building and recognize him via a plaque inside the building. The new signage will reflect a new logo and will identify the building as Riverview Terrace Assisted Living. Birkenmeier stated that Riverview Terrace was 100% occupied as of July 23, 2013. Werth reiterated that the Aspirus meal and the VNA service contracts both expire at the end of the 2013.

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

Werth discussed the summer picnic that was held on July 17, 2013 in the courtyard of Riverview Towers and Terrace. She said that staff did a great job and added that Becker Communications was also present to take pictures of the event.

Werth mentioned that Hammond Park will be having a concert on July 25, 2013.

Noel discussed the occupancy overview for Riverview Towers, Riverview Terrace, and Scattered Sites and stated that staff is teaming up with Adrenalign to pursue various marketing options.

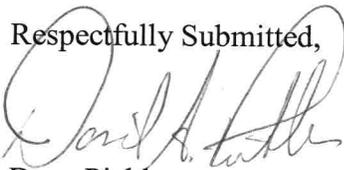
Werth informed the board that commissioners, Korzilius and Napgezek, had been reappointed by Mayor Tipple for another term.

Werth gave an update on the Thunder Lube relocation project. She said that Thunder Lube signed closing documents on July 22, 2013. Werth proposed \$11,022.86 be put into the redevelopment account. Jacobson proposed that discussion on the proceeds of the sale be added as a future agenda item.

**(7) Adjourn**

Brzezinski moved to adjourn. Witt seconded. Meeting adjourned.

Respectfully Submitted,



Dave Piehler  
Chairperson