

JOINT MEETING BETWEEN FINANCE AND ECONOMIC DEVELOPMENT COMMITTEES

Time and Place: Tuesday, March 26, 2013 at 3:00 pm., in the Board Room at City Hall.

Finance Members Present: Bill Nagle (C), Jim Brezinski, David Oberbeck, Keen Winters, David Nutting

ED Members Present: Jim Brezinski (C), Bill Nagle, Romey Wagner, David Oberbeck, Lisa Rasmussen

Others Present: Tipple, Mielke, Giese, Groat, Jacobson, Lenz, Loy, Marquardt, Werth, Wessling, Kellbach, Gisselman, Chuck Ghidorzi, Kevin Briquelet-Miller, Tom Radenz, Brandon Leher, Tom Mudrovich, Joe Vraspir, Debra Ryan,

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner and called to order by Finance Chair Bill Nagle and ED Chair Jim Brezinski.

Approval of Economic Development Committee Minutes (2/19/13)

(ED Committee) Motion by Wagner, second by Rasmussen to approve the minutes of the Economic Development Committee meeting on 2/19/2013. Motion carried 5-0.

Introduction to Ghidorzi project (Highway 51/K)

Chuck Ghidorzi distributed illustrations of some of the activities that are scheduled for this coming year relative to the northwest quadrant of the community. He stated there is a parcel of land that is owned collectively by the city and him. He referred to the Highway 51/K road construction project taking place this year and next year and indicated the project he is proposing came about because of the Highway U project from which there will come approximately 140,000 – 200,000 yards of fill. He and the city have been approached to look at a location to put that fill. He explained several years ago the city purchased approximately nine acres of land which extends along the corridor and he purchased about 11 acres to the west of the city property as well as a couple houses in the area. He was requesting that they use the fill coming off the highway project to prepare a site for development. He indicated he did not have anything specific yet, but the site has a 20 foot slope which the fill could be used to prepare it for the future development. There are three segments to the cost: 1) the contractor's portion; stripping, stockpiling, bringing in 110,000 yards of fill and restoring the topsoil, re-mulching and planting. This would give him a relatively level site pursuant to putting in a retaining wall along the south and east. 2) Ghidorzi's part of the project (\$289,000) would be constructing the retention system designed to handle all the water that would come off of this site. He noted the retaining wall would be similar to the one put up by the 28th Avenue project. 3) The city's portion would be to put in the balance of the retaining wall (\$399,000). He stated the potential is to try to bring these two sites together to make a better site for commercial development.

Introduction to Thunder Lube Project (17th Ave)

Wessling stated Thunder Lube is proposing to move from their Thomas Street location to 17th Avenue (specifically 1610 Sheridan) and proposing to purchase currently non-taxable property that the Community Development Authority owns.

Introduction to Briq's Ice Cream Project (Merrill Ave)

Kevin Briquelet-Miller stated the current site is 1707 Merrill Avenue, which is the first location that was opened by his father-in-law over 29 years ago. They had no intention of moving until they found out from the DOT about the land they would be losing as a result of the reconstruction project. He indicated they have been considering alternatives and have put an offer in for two parcels to the east owned by River Valley State Bank. Tom Radenz, REI, explained the need to move to a different site was because in the current configuration of their property they can accommodate 15 cars in the lot, as well as on-street parking, but after the reconstruction of Merrill Avenue they will only be able to get about 4 or 5 cars in the lot and no on-street parking. Briquelet-Miller added they would be losing so much of their parking lot that it would not be safe for their customers to get to and from the service windows. Radenz reviewed the site plan and Tom Mudrovich, Architect, presented the building plans and renderings.

CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session **for the purpose of formulating or entering into recommendations for property acquisition and redevelopment work.**

Finance Committee vote: Motion by Brezinski, second by Oberbeck to convene in Closed Session. Roll Call Vote: Ayes: Nagle, Brezinski, Winters, Oberbeck, Nutting. Noes: 0. Motion carried 5-0.

Economic Development Committee vote: Motion by Nagle, second by Wagner to convene in Closed Session. Roll Call Vote: Ayes: Brezinski, Oberbeck, Rasmussen, Wagner, Nagle. Noes: 0. Motion carried 5-0.

RECONVENED into Open Session.

Vendor Ordinance

Rasmussen indicated Public Health & Safety has been considering creating an ordinance in reference to food vending in the downtown and with the help of internal staff meetings has come up with two draft versions so far. It came to our attention that the food vendors, which are the people impacted the most, were missing from table at these discussions. There were also objections from some downtown businesses. She suggested creating a task force to balance the sides between brick & motor businesses, staff, legal, food vendors and the downtown, to take version #2 and bring back version #3.

Wagner commented he didn't like the idea of restricting it to The 400 Block and felt a task force could consider what areas in the business district could support some type of mobile food vendor.

(ED Committee) Motion by Rasmussen, second by Wagner to recommend to the Mayor to create a task force to research the issue and include all stakeholders. Motion carried 5-0.

Discussion and possible action regarding contracting for consulting services - urban and landscape design for the Near West Side – Tax Increment District Number Eight.

Oberbeck explained there has been discussion on what the 2nd Avenue amenities should be to create an environment beyond the street design that businesses will plug into on their own. He indicated there was a meeting through Main Street with the west side stake holders and there was a consensus that we need to create a vision for the project. He suggested they retain the consulting services of an urban designer to develop that vision or image of what that area will be. He felt we need to capture the concept of gateway, the streetscape, public spaces and what green means.

Finance Committee

Motion by Brezinski, second by Nutting to move forward with an RFP for consulting services in reference to urban and landscape design for the Near West Side. Motion carried 5-0.

Economic Development Committee

Motion by Rasmussen, second by Wagner to move forward with an RFP for consulting services in reference to urban and landscape design for the Near West Side. Motion carried 5-0.

Discussion and possible action regarding contracting for consulting services - urban design and economic development master plan for the Thomas Street Corridor – Tax Increment District Number Six.

Rasmussen felt a lot of the opposition to Thomas Street is that we do want to invest a lot of public money but there has not been a definitive vision created for the area or a plan that is established that people can see and market. She indicated the creation of this plan will require another design and visioning study to determine what we want Thomas Street to look like from a development standpoint and how that dovetails with the construction of the street.

Oberbeck stated we need to look at Thomas Street as an urban development not a thoroughfare for other areas of the city. He commented it is a very internal part of our city and the objective is to create an environment in which business can thrive, the residential can upgrade within that area, and we can create an urban neighborhood. Nagle agreed we want it to be a great livable urban environment and he did not want a highway engineer coming in to put through a highway. Groat noted the consulting services would be funded by TID #6.

Finance Committee

Motion by Brezinski, second by Nutting to approve contracting for consulting services for urban design and economic development master plan for the Thomas Street Corridor, including road design. Motion carried 5-0.

Economic Development Committee

Motion by Wagner, second by Rasmussen to approve contracting for consulting services for urban design and economic development master plan for the Thomas Street Corridor, including road design. Motion carried 5-0.

Authorizing the charge back of the 2011 delinquent personal property taxes.

Groat explained in July the county takes over any unpaid real estate taxes and makes the city whole, but with personal property tax the city holds the delinquency. The statutes allow us to go to the other taxing jurisdictions and ask them to reimburse us for their share of those delinquencies. She noted if we subsequently collect that delinquent tax we pay them back. This is our annual resolution authorizing us to charge back those overlying taxing jurisdictions.

Motion by Brezinski, second by Winters to approve the charge backs of 2011 delinquent personal property taxes. Motion carried 5-0.

Adjournment

Motion by Brezinski, second by Winters to adjourn the meeting of the Finance Committee. Motion carried unanimously.

AND

Motion by Rasmussen, second by Wagner to adjourn the meeting of the Economic Development Committee. Motion carried unanimously.

Meeting adjourned at 5:38 p.m.

Respectfully Submitted,

Bill Nagle, Finance Chairperson

Jim Brezinski, Economic Development Chairperson