

Meeting of the: JOINT MEETING - COMMITTEE OF THE WHOLE COUNCIL AND REDEVELOPMENT AUTHORITY
Date/Time: Wednesday, September 13, 2017 @ 6:00 p.m.
Location: EMS Building – 516 S. Fourth Street
Members: Tim Swadley, Matt Bartlett, Sid Boersma, Michael Engelberger, Regina Hirsch, Greg Jenson, Kathleen Tass Johnson, Dennis Kittleson, Lisa Reeves, Thomas Majewski, Pat O’Connor, Scott Truehl, Mayor Donna Olson, Peter Sveum, John Kramper, Denise Duranczyk, Ron Christianson, and Roger Springman
Others Present: Police Chief Greg Leck, Fire Chief Scott Wegener, HR/Risk Mgmt. Director AJ Owens-Gillingham, Planning Director Scheel, Gary Becker, Finance Director LaBorde
Absent & Excused: Matt Bartlett

CALL TO ORDER

Council President Swadley called the meeting to order at 6:06 p.m.

Finance Director LaBorde called the roll for the Committee of the Whole and noted that 10 alderpersons and the Mayor were present with Bartlett and Kittleson being absent and excused.

Finance Director LaBorde called the roll for the Redevelopment Authority and noted that all seven members were present.

Public Comment

Don Wahlin, 2571 Habey Lane; Asked to take down the highway trailer building.

Ron Jake, 709 Christiansen Way; Concerned with safety and the building is an impediment to redevelopment.

Sonny Swangstu , 701 Bickley Court, Asked to tear down the building.

Peter McMaster, 105 North Street; Asked to tear down the building.

Erik Swenson, 217 S. Franklin Street – Spoke the need to tear down the building and the need to move forward with the project.

Report from Emergency Services regarding Highway Trailer Building and E. South Street

Police Chief Leck explained that there have been three breaches since the fence went up. They take a greater risk if they have to rescue someone from the building. A rescue would require a mutual aid response. He believed the fencing has created curiosity and no department has the staffing to be able to monitor the site 24/7.

[Ald. Kittleson arrived at 6:35 p.m.]

Fire Chief Wegner also explained the issues that they have with entering the building if something happens.

Richard Smithback spoke on behalf of the EMS department concerns regarding the site. He stated that the safety of the EMT's needs to be insured. East South Street is a corridor for the east side of the city and for EMS and the fencing is causing additional response time for calls.

Director Owens-Gillingham stated that there are concerns with the structure and its stability. A fence was put up and then expanded in order to secure the area. Attorney Dregne noted that once the City becomes aware of an issue it is not immune from liability and it needs to protect the people of the community.

Presentation regarding analysis of RDA project costs to date, future RDA project costs, Increment required to support projects, and City's Debt Service

Finance Director LaBorde presented information related to the current status of the City's debt.

Gary Becker presented information related to the anticipated TID #5 project costs, increment that could be generated, and the schedule showing the amount of time that increment would have to be collected in order to pay for the costs of the TID. He noted that he would suggest filing for a revision to the TID base value as the TID has been in decrement of greater than 10% for one year and after two years you can file to adjust the base value. This adjustment would help to cover some of the expenses incurred to date. In addition, Becker suggested the three-year extension of the TID as an option in order to generate more increment. He also mentioned that if a developer cannot be identified, perhaps it is time to close the TID and then develop a plan and open a new TID.

Presentation by Dave Porterfield regarding Movin' Out offer to purchase Highway Trailer Building

Dave Porterfield presented their proposal for exploration of possibly developing the highway trailer building. He noted that he would have to submit to WHEDA by December 8, 2017 and they would need site control, zoning, and TIF financing to be addressed between now and the first week of December. They are asking for \$950,000 on a paygo basis.

A 10 minute recess took place at 9:06pm

Committee's reconvened at 9:16 p.m.

For the Committee of the Whole – A motion was made by Kittleson, to convene in closed session pursuant to 19.85(1)(e) to discuss Movin' Out's offer to purchase, second by Jenson. Motion carried on a roll call vote.

For the Redevelopment Authority - A motion was made by Duranczyk, to convene in closed session pursuant to 19.85(1)(e) to discuss Movin' Out's offer to purchase, second by Sveum. Motion carried on a roll call vote.

The Joint meeting went into closed session at 9:20 p.m.

For the Committee of the Whole – A motion was made by Boersma, to return to open session, second by Jenson. Motion carried 12-0.

For the Redevelopment Authority - A motion was made by Springman, to return to open session, second by Christianson. Motion carried 7-0.

The Joint meeting went into open session at 10:15 p.m.

[Denise Duranczyk left the meeting at 10:15 p.m.]

Discussion regarding Plans, Timelines and Expectations related to Highway Trailer Building.
No action was taken on this item.

Discussion and possible action regarding Highway Trailer Building

Motion by Jenson, to request that the RDA issue a RFP for the immediate demolition of the highway trailer complex which is the entire L-shaped building including the Blacksmith shop, second by Reeves.

Motion by Boersma, to amend the motion to include in the RFP an alternate for the demolition of the highway trailer building but not to demolish the Blacksmith shop, second by Johnson.

[Ald. Johnson left the meeting at 10:30pm]

Motion failed on a roll call vote 4-7, with Hirsch, Kittleson, Majewski, Engelberger, Truehl, O'Connor, and Mayor Olson voting noe.

Motion by Jenson, to close debate, second by O'Connor. Motion carried on a roll call vote 10-1, with Majewski voting noe.

Original motion was read. Motion carried on a roll call vote 8-3, with Majewski, Engelberger, and Hirsch voting noe.

Motion by Engelberger, to request that the RDA ask Gorman if they are willing to perform the work outlined in their proposal to develop the highway trailer building as proposed or at market rate, second by Boersma. Motion carried on a roll call vote 6-5, with Kittleson, Jenson, Truehl, O'Connor, and Olson voting noe.

Adjourn

Motion by Engelberger to adjourn the joint meeting of the Committee of the Whole and the Redevelopment Authority at 10:44 p.m., second by O'Connor. Motion carried unanimously.