

**Redevelopment Authority Minutes
Meeting of January 28, 2009**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. DeRosa, Huggins, Halloin, Barr, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Mmes. Wagner, Noland, and Beckel-Machyckova

1. **Minutes.**

Minutes of the December 17, 2008, meeting were approved on a motion by Ms. Wildenberg, seconded by Mr. Barr.

2. **Financial Statements.**

Ms. Wagner presented an overview of the financial worth of the Redevelopment Authority for December 2008. Ms. Wildenberg moved to accept the financial report. Mr. Barr seconded and the motion carried.

3. **Consideration of Transferring Funds from the North Barstow Account to the General Redevelopment Account.**

Ms. Wagner presented the proposal to transfer \$183,000. Mr. Halloin moved to transfer the funds. Ms. Wildenberg seconded and the motion carried.

4. **Consideration of a Request from Chuck Gable to Construct a two-story lift/launch Structure at 28 Maple Street in the West Bank Redevelopment District.**

Mr. Schatz explained the request from Mr. Gable to allow a building permit to be issued within the West Bank Redevelopment District to allow a two-story lift/launch structure at his property at 28 Maple Street. The City has currently imposed a moratorium on building permits in the redevelopment district.

Mr. Gable presented himself at the meeting to explain his request. He would like to build a new building, a small two-story structure in the back of the property that would house a vertical boatlift. All manufacturing is located off site. Mr. Gable stated that the property is zoned light industrial, which allows for such a structure. However, he'd like to ask the RDA board to recommend to the Planning Commission that the entire parcel be rezoned to Central Business District (CBD). The structure would be allowed under CBD as accessory building. Mr. Gable said it would be a very modest structure.

Mr. Halloin asked what value would the new structure have. Mr. Gable responded saying that the building itself will be \$5,000, but that he had about \$6,000 invested already in machinery. He also added that it could be treated as temporary structure.

Mr. Gable again asked for the recommendation to rezone the property, as he wants to do business park uses including residential in upper floors. He acknowledged that he knew it was zoned industrial when he bought the property.

Mr. Halloin suggested that there be a limitation on how much can be built. He also pointed out that if the property were re-zoned it would change the value of the property.

Mr. Huggins reminded the board that the purpose of the moratorium is to limit future costs.

Mr. Halloin moved to table the issue until next month's meeting to give the city attorney time to look up limitations of the moratorium. Mr. Barr seconded. Mr. Huggins voted no. Motion carried

5. **Consideration of Recommending a Building Moratorium in the West Bank Redevelopment District.**

Mr. Schatz reminded the RDA board that the original building moratorium has expired and thus the board needs to recommend to city council whether to renew it.

Mr. Halloin recommended including RDA's progress in acquiring properties in the presentation to the City Council. Mr. Barr recommended including a request to allocate money sooner.

In reply to Mr. Halloin's question, Mr. Nick said that the moratorium doesn't prevent rezoning.

Mr. Huggins moved to recommend to the city council to continue the building moratorium. Mr. Halloin seconded and motion carried.

Closed Session

Ms. Wildenberg moved to convene in closed session. Mr. Barr seconded and motion carried.

Open session

6. **Consideration of Motion to Direct Staff to Proceed with the Acquisition of 1720 Oxford Avenue in the West Bank Redevelopment District**

Mr. Halloin made a motion to proceed with the acquisition. Mr. Barr seconded and motion carried.

7. **Update on 2 S. Barstow**

Mr. Schatz presented the minutes that the Mosses' keep during meetings with staff. The Mosses hired a consultant to help them with their business plan; they will be going on a tour of 6 different bed and breakfasts to conduct market research. Staff has met with them and brought them to the building several times.

Mr. Schatz also informed the board that the entire block has been designated as a historical district. This means that any remodeling plans will have to be approved by the Historic Society. The Mosses are aware of this and plan to preserve the historic features, as they'd like to pursue historic tax credits.

Mr. Schatz conveyed to the board that the building is still in the flood plain. To be taken out the sand would have to be at least 2 feet above the flood plain, which is not possible. However the fill is enough for a building permit to be granted, but the owners will have to carry flood insurance. There is a 15% discount on flood insurance for buildings in that area.

The Mosses will be presenting their plan, including financing, at the March meeting.

8. **Executive Director's report**

Mr. Schatz presented revised CDBG funds application for West Bank Redevelopment District including a map of the proposed trail.

Phoenix Parkside has had several meetings with the City staff. They will be coming to the February meeting with a potential request for changes revolving around the current economy and tightness in the credit market. Whereas residential is filling up fast, retail has been having difficulty finding tenants.

Mr. Schatz also announced that meeting minutes are now available online per Mr. Hill's request – at www.EauClaireDevelopment.com.

Mr. Schatz reminded board members to return their copies of the conflict of interest form.

Mr. Halloin suggested a discussion be held at a future meeting over the amount of public use land in the West Bank Redevelopment District.

Next meeting.

The next meeting will be February 18, 2009.