

**Redevelopment Authority Minutes
Meeting of March 6, 2007**

City Hall, Council Chambers

7:30 a.m.

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

Staff Present: Messrs. Schatz, Reiter, Nick, Bohrer, Amundson, Peters,
Ms. Noland

Mr. DeRosa called the meeting to order at 7:30 a.m.

1. **Minutes.**

Minutes of the February 21, 2007, meeting were approved on a motion by Mr. Barr, seconded by Ms. Wildenberg.

2. **Presentation and motion to approve the terms and conditions of a development agreement with Phoenix Parkside LLC for a proposal in the North Barstow Redevelopment District.**

Mr. Schatz presented the elements of a draft agreement with Phoenix Parkside LLC for the redevelopment of Blocks 20 and 21, also called Phase 1 in the North Barstow Area. The developers will create \$9,700,000 in new private development valuation into the two-block area and will pay the RDA \$600,000 for the land. They will share the TIF increment for up to a maximum of \$900,000 based on their performance and investment. The RDA would make a \$100,000 payment to Phoenix Parkside LLC for parking considerations previously committed to John Mogensen by the RDA and City. The RDA would also provide a \$200,000 design enhancement to Phoenix Parkside LLC if a grocery store is part of the new development. The RDA must also pay back the CDBG fund for \$300,000 for acquisition and clearance of many properties in the area. Phoenix LLC will also be given a 3-year exclusive right for development of Phase 2 on the two-block area south of Wisconsin Street. In summary staff has negotiated a mixed-use development in the area which is heavy on residential use.

Becky Noland explained the need to amend the TID #8 for the area. \$1.3 million in TID funds will be used to pay for street construction and utility replacement. This amendment is now scheduled for Plan Commission and City Council approval followed by the Joint Review Board of taxing agencies.

Jeff Guettinger, representing John Mogensen, addressed a previously signed agreement with his client in which 20 adjacent public parking spaces would be made available to Mr. Mogensen for his buildings on N. Barstow and Wisconsin Streets. Mr. Mogensen has proceeded to rehab the two buildings and construct a new one based on this guarantee. He understands this is a fluid situation on the redevelopment but his client has no idea where the promised parking will be.

Mr. Mogensen stated that he questioned the parking plan of the new agreement, which relies on on-street parking for residential uses. He stated that he had trusted the RDA to provide public parking in the area which would be usable to his clients. He doesn't want a variance on the required parking, he wants

available parking. He needs this parking to open the proposed restaurant in June, which is also contingent on available utilities.

Steve Nick addressed the RDA on the proposed parking for the North Barstow Area. He stated that the site plan and parking plan will be presented to the Plan Commission, and Mr. Tufte stated that the parking proposal for using on-street parking is acceptable in the downtown area. Other public parking will be provided in the commercial areas and a temporary parking area can be provided south of Wisconsin Street to meet excess demand during construction of the first two blocks.

Mr. Hughes moved to approve that the RDA is in substantial agreement with the development agreement as presented, amending Page 7, paragraph (a) which addresses Exhibit D, adding that the 20 spaces which will be made available to Barstow Street LLC will be provided in the adjacent parking lot on Block 21. Mr. Huggins seconded and the motion carried.

3. **Motion to approve repayment of CDBG funds for property acquired and sold in Phase 1 on the Phoenix Parkside LLC project.**

Mr. Schatz reported that an appraisal of the properties has been completed, which indicated that the RDA needs to refund approximately \$300,000 back to the CDBG funds for use of these funds for acquisition and clearance of blighted properties in the NBA redevelopment area.

Mr. Halloin moved to approve the repayment. Mr. Barr seconded and the motion carried.

4. **Announcements and Directions.**

Mr. DeRosa directed staff to prepare a letter from the RDA to the City Council requesting that a temporary public parking lot be provided south of Wisconsin Street during the reconstruction of Phase 1.

5. **Next meeting.**

The next meeting will be Wednesday, April 18, 2007.

Jeff Halloin, Secretary