

**Redevelopment Authority Minutes
Meeting of April 11, 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

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

1. **Minutes.**

Minutes of the March 6, 2007, meeting were approved on a motion by Ms. Wildenberg, seconded by Mr. Huggins.

2. **Presentation and motion to approve the design and building elevations by Phoenix Parkside, LLC, for the project in the North Barstow Redevelopment District.**

Mr. Schatz presented the site plans for the redevelopment of Blocks 20 and 21 along E. Madison Street as developed by Phoenix Parkside, LLC. The project includes retail, office, apartments and condo apartments. The facades of the one- to three-story structures presented a combination of brick and stucco and hardboard surfaces. The materials planned for use match the requirements of the RDA for this project area. The rental units along Wisconsin Street will be three-story structures, as well as the condo units facing the farmer's market facility. This structure will also have underground parking. Mr. Schatz also explained the reorganization of the parking areas and the availability of on-street parking along Wisconsin Street. This site plan will require a parking variance to be granted by the Plan Commission because it is short of the required parking by ordinance. The RDA may need to provide some extra temporary parking to the south of Wisconsin Street until more parking is made available in Phase II.

Geoff Moeding, representing Phoenix Parkside, commented on the site plans and facades. He also stated that they will provide enhancements to the alleyway west of the Livery restaurant. The parking lot on Block 21 also includes a potential outlot for possible food retailing.

Mr. Halloin moved to accept the site plans and approve the facades of the buildings. Mr. Hughes seconded and the motion carried.

3. **Motion accepting Parcel #08-0124 from the City.**

Mr. Schatz reported that a small parcel, which was a former public parking lot, is still owned by the City, which will need to be transferred to the RDA

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in order to be part of the agreement to sell the land to Phoenix Parkside, LLC.

Ms. Wildenberg moved to accept the Parcel #08-0124 from the City. Mr. Hughes seconded and the motion carried.

4. **Next meeting.**

The next meeting will be Wednesday, May 16, 2007.

Jeff Halloin, Secretary