

**Redevelopment Authority Minutes
Special Meeting of May 7, 2008**

City Hall, Council Chambers

7:30 a.m.

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

Staff Present: Messrs. Schatz, Reiter

Mr. Barr called the meeting to order at 7:00 p.m.

1. **Public Hearing – West Bank Redevelopment District.**

Mr. Reiter presented a draft of the proposed West Bank Redevelopment District, which would be the sixth redevelopment district by the RDA. The plan lists 6 goals for the redevelopment district and describes the district as extending from W. Madison Street north along Oxford Avenue to the railroad bridge. There is approximately 33 acres of land in the district. There is a mix of uses, although most of the land is zoned industrial. The boundaries have been approved by the RDA in October 16, 2007, and the City Council did find the area blighted by Wisconsin statute standards on March 11, 2008. The Plan Commission reviewed the location of the proposed district and did find the proposal in conformance with the Comprehensive Plan on March 31, 2008.

Nick Thill, 115 Maxon Street, addressed the RDA with concerns about time frame for acquisition. He is an owner-occupant of a residential structure. Mr. Schatz replied that the RDA has no funds at this time to acquire any property but will seek budgeting for the next year. Under the plan guidelines, owner-occupants of residential property will be allowed to remain in their property until they wish to sell to the RDA.

Wayne Marek, representing the Children's Theatre, stated that their inclusion into the district has tied the hands of their board, as they don't know exactly how to proceed if the RDA is going to purchase their facility or allow them to stay. He stated that the Children's Theatre is not interested in being part of the redevelopment district.

Chuck Gable, landowner, stated that he has offered to transfer part of the riverfront property he owns to the City with the purchase of a remaining parcel of riverbank with DNR funds. He is considering the potential of electrical power generated by water flow under water wheels at his property site.

Jack Kaiser, commercial property owner, stated that he is okay with the proposed district but was uneasy with the possible long time frame for acquisition. He stated that he owns a large vacant area which could be developed by himself. Also leaving the area to decline could add to the perception that the area has a high amount of crime.

Mark Franson, Bartingale Company, stated that it was good to improve the riverfront area but his company has a need to expand and would like to work with the City to find solution to their expansion needs.

Diane Stasko, Stanley, Wisconsin, residential property owner, stated that she approves of the formation of the district and would like the RDA to purchase her property as soon as possible.

Randy Hill, commercial property owner-occupant, doesn't want his property included within the district. His business is small and his building is in good condition.

Jesse Gillette, owner of industrial property, stated that he supports the riverfront improvements. His building currently has two occupants which will need assistance. He also had questions on loss of income stream due to the creation of the district. He felt the formation of the district was long overdue and would like to develop his property himself.

Jeff Nelson, owner of property along Maple Street, questioned what type of assistance would he be eligible for and where would he find a replacement site for his business buildings which are located north of Maple Street.

The RDA discussed the issuance of building permits within the district, which types would be allowed to proceed, and how much value could be added to the potential acquisition. The RDA will discuss these comment issues at the May 21, 2008 meeting.

Next meeting.

The next meeting will be Tuesday, May 21, 2008.

Jeff Halloin, Secretary