

**Redevelopment Authority Minutes
Meeting of October 28, 2005**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Larson, Barr, Hughes, Halloin, Norrell, Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Ms. Noland, Ms. Marohl

Mr. Barr called the meeting to order.

1. **Minutes.**

Mr. Norrell moved to approve the minutes of October 19, 2005 as presented. Ms. Wildenberg seconded and the motion carried.

2. **Consideration of proposals for architects to do a conceptual plan for the South Barstow side of the confluence of the Eau Claire and Chippewa Rivers.**

Ms. Wildenberg moved to table consideration of architects to after closed session. Mr. Hughes seconded and the motion carried..

Closed Session

Mr. Hughes moved to go into closed session to discuss the terms and conditions of a purchase agreement with John Mogensen, which requires a closed session pursuant to §19.85 (1)(e) Wisconsin Statutes. Ms. Wildenberg seconded and the motion carried.

The Authority went into closed session.

Mr. Halloin moved to go back into open session. Mr. Hughes seconded and the motion carried.

Open Session

3 **Consideration of purchase agreement with John Mogensen for the former Livery building, vacant lot, and 316 North Barstow Street.**

The Authority asked Mr. Mogensen to come up to the podium and asked him several questions. Mr. Mogensen stated he will restore the Livery and put a restaurant with a bar in it. He will start renovation in spring 2006, and open the restaurant a year from now. This restaurant will be different from his other restaurants and will not initially have breakfast and lunch service. The Authority thanked Mr. Mogensen for taking on the challenge of saving the Livery building.

Mr. Mogensen further explained that he would start construction on a new building on the corner of Wisconsin and North Barstow Street in spring 2006. He would like to time the opening of the new building and restaurant with the finish of

the City's new parking lot in that area. The new building will have retail in the bottom and loft apartments upstairs.

The renovation of the former Craig Chemical building can start sooner according to Mr. Mogensen because there is heat in the building so they can work thru the winter. Plans are to put retail/commercial uses on the first floor and loft apartments on the second floor.

The Authority told Mr. Mogensen that they expected visible progress on all three properties in 2006. Mr. Mogensen assured the Authority that there would be.

Mr. Norrell moved and Ms. Wildenberg seconded to accept the purchase agreement that was discussed in closed session with the following changes:

1. Section 3, paragraph B language would be "including an operating restaurant that may apply for a liquor license".
2. Closing would occur in March 2006.
3. Environmental language would be moved to paragraph 15.
4. Parking spots would be allocated to immediate adjacent to Morgensen's buildings.

The motion passed on a 5-1 vote with Barr, Halloin, Hughes, Norrell and Ms. Wildenberg voting yes.

Mr. Larson voted no.

4. **Consideration of proposals from architects to do a conceptual plan for the South Barstow side of the confluence of the Eau Claire and Chippewa Rivers.**

Mr. Schatz presented the responses received from the two finalist architects regarding their experience with downtown housing projects.

Mr. Hughes made a motion, seconded by Ms. Wildenberg, to award the contract of \$12,000 to River Architects of LaCrosse, Wisconsin. Motion carried unanimously.

Next meeting.

December 21, 2005.

Jeff Halloin, Secretary