

**Redevelopment Authority Minutes
Meeting of November 19, 2008**

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Schatz, Reiter, Ms. Dagmar Beckel

1. **Presentation of proposal of 2 S. Barstow building.**

A. Sharon and John Moss

Sharon and John Moss presented their proposal for the reuse of 2 S. Barstow Street. They own and manage apartments and storage units. They proposed a combination of commercial use on the ground floor, with a 6-room inn/bed & breakfast on the second floor. The third floor would become their private living quarters for their family. They did not identify a ground floor commercial use other than they envisioned it should be a restaurant/cafe to serve the clients. They had no available parking for their proposal. The property would be purchased for \$1 and they would be applying for historical grants with this proposal.

B. John Mogensen, Investment Realtors

John Mogensen proposed to also purchase the property for \$1 and renovate the second and third floors for four units, either rental or condominium apartments. The ground floor would be remodeled to a retail commercial usage. He didn't identify any at this time. He noted he owned a parking lot across the street, which had vacancy for tenant usage. He had financing available from M&I Bank. His company has extensive experience in commercial and residential management. The project could begin in April 2009 and be completed by August, 2010.

C. Brian Johnson, Jcap Management

Jerry Green presented for Brian Johnson a proposal to purchase the property for \$1 and to convert into eight one-bedroom apartments on the second and third floors. Mr. Johnson has already converted other second floors in the downtown to apartments. The ground floor would be used as commercial space, but no potential tenant was identified. No financing was necessary for this project. No parking was identified. Brian Johnson manages over 1,500 rental units.

D. Brian D. Nelson, Bryan Nelson Associates

This firm withdrew from the proposal.

2. **Closed Session.**

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

3. **Consideration of motion to approve a redevelopment project at 2 S. Barstow building.**

Mr. Kemp moved that the RDA direct staff to work with Mr. & Mrs. Moss for a 90-day period to revise and define their proposal and to report back within 90 days for consideration of their proposal. Mr. Green seconded and the motion carried.

Mr. DeRosa stated that given the holiday season, this consideration will occur at the March 18, 2009 meeting.

4. **Next meeting.**

The next meeting will be December 17, 2008.

Jeff Halloin, Secretary