

**Redevelopment Authority Minutes  
Meeting of June 17, 2009**

City Hall, Council Chambers

7:30 a.m.

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

**Staff Present:** Messrs. Schatz, Reiter, Nick, Ms. Noland and Ms. Casteen

1. **Minutes.**

The minutes of the May 20, 2009, meeting were approved on a motion by Ms. Wildenberg, seconded by Mr. Huggins.

2. **Financial Statements.**

Ms. Casteen presented an overview of the financial worth of the Redevelopment Authority for May 31, 2009. There was a relocation payment to Lehman Pharmacy of \$29,972 in May. There is \$603,000 in uncommitted funding for the West Bank Redevelopment District. Mr. Halloin moved to accept the financial report. Mr. Huggins seconded and the motion carried.

3. **Presentation by John and Sharyn Moss on 2 S. Barstow financial commitments.**

Mr. Schatz reported that John and Sharyn Moss have sent him a voicemail message that they were not ready at this time to present financial commitments. They would present the information at the July RDA meeting.

4. **Discussion regarding the affect of redevelopment districts on property insurance premiums.**

Mr. Randy Hill, owner of 10 Platt Street, claims that his insurance premiums have increased because of the location of his building within a redevelopment district. He introduced Steve Weiss, Weiss & Associates. He stated that the increase was in the section of the law and ordinance of potential loss due to damage over 50% of value.

Mr. Nick responded that in the case of a redevelopment district there isn't any loss because the government will take the property and fully compensate.

Mr. Barr asked if there were other experiences with redevelopment districts in other cities.

Ms. Deborah Becker, State Farm agent, also stated that she is present but would not answer any questions about insurance premiums. Mr. Hill still felt he was unable to determine the amount of protection that he needed.

This staff will continue to search other communities for more information.

5. **Closed Session.**

Ms. Wildenberg moved to convene in closed session in order to confer with staff regarding negotiations with the purchase of property at 115 Maxon Street and 2021 Oxford Avenue; negotiating the purchase of property at 1720 Oxford Avenue; and negotiations of sale of property at 2 S. Barstow Street.

**Open Session**

6. **Resolution approving a Purchase and Development Agreement with John and Sharyn Moss for 2 S. Barstow Street.**

No action was taken because of the request from the Mosses.

7. **Announcements and Directions.**

The RDA directed staff to continue negotiations on the property at 115 Maxon Street and to continue contacts with insurance agents on property within redevelopment districts.

**Next meeting.**

The next meeting will be July 15, 2009.

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Jeff Halloin, Secretary