

Wednesday, December 14, 2016

DEVELOPMENT AUTHORITY COMMITTEE MEETING MINUTES

4:00 PM Washburn Library - Basement

Committee Members: Rick Geisen, Richard Avol, Robert Arquette, Taylor Pearson, Nathan Engstrom, Peter Bremner, Jon Wheeler (arrived at 4:13)

Excused: None

Municipal Personnel: City Administrator Scott J. Kluver, Assistant City Administrator Dan Stoltman

Non municipal staff: Council Member Mary Nowakowski

Call to Order – The meeting was called to order at 4:00 p.m. by Chair Geisen. Roll call attendance depicted six (6) of seven (7) members of the WDA in attendance. Quorum of the WDA recognized.

Approval of Minutes from the September 14, 2016 Meeting – A motion was made by Avol to approve the Minutes from the September 14, 2016 Meeting, second by Bremner. Motion carried unanimously.

Discussion and Action on Establishing a Marketing Strategy for the Brokedown Palace Building – Kluver gave an overview of reasoning behind the purchase of the building and the process leading up to this point. A discussion was had on financing and tax credit options for potential buyers. Kluver stated that multiple funding and tax credit sources are possible such as TIF, HUD, and WEDA. Giesen stated that it would be a good idea to put a pamphlet together of all potential funding sources for potential buyers. Avol asked if the Council had any specific direction for the building. Kluver responded that they did not. A discussion was had on what the city's roll should be in fixing the building up before a buyer is found. Kluver stated that the roof would be one area that the city may have to repair in order to keep further water damage from occurring. It was stated that more may be done depending on what is found after close, and on who the buyer is. A discussion took place on how and when the building should be marketed. It was stated that commercial realtors should be contacted. It was also stated that the WDA would like to do a walk through before the city closes on the property. Once the city is in full possession, realtors should be invited to the site for a walk through. Wheeler asked if the new zoning code will impact the building in anyway. Kluver stated that he would get that information for him. It was state that the city should bring in an inspector after the closing to get a detailed evaluation of all the issues, and cost estimates to fix them. Avol stated that he would like Council to give the WDA a better idea of what they want out of the WDA regarding the building. No motion was made.

Update on the Omaha Street Development RFQ Process – Kluver gave an overview of the current progress of reissuing the RFQ. Stoltman gave an overview of all the developers that have been contacted and asked to review the RFQ. Avol asked what the general response from the developers has been. Stoltman stated that overall only a few showed interest, though most are yet to return his phone calls or respond to his emails. No motion was made.

Adjourn – A motion was made by Pearson to adjourn at 5:15p.m., second by Bremner. Motion carried unanimously.

Dan Stoltman
Assistant City Administrator