

**SPECIAL
REDEVELOPMENT AUTHORITY COMMISSION
Minutes**

February 26, 2018

Brillion Community Center

5:00 pm

CALL TO ORDER AND ROLL CALL:

Chairperson Beth Wenzel called the meeting to order at 5:00 pm. Present were Chairperson Beth Wenzel, Kim Buboltz, Tamara Hillmann, Jerome Popp, Matthew Bennett and Alderperson Mel Edinger. Also present was City Administrator Lori Gosz and Calumet County Economic Director Mary Kohrell. Absent was Ralph Rice.

Guests:

TJ Lamers from the IPR Group, Alderpersons Betty Nies and Joe Levash.

APPROVAL OF AGENDA:

Motion – Edinger moved to approve the agenda. Seconded by Buboltz. Motion carried unanimously.

APPROVAL OF MINUTES – February 8, 2018 Redevelopment Authority Commission.

Bennett stated the February 8, 2018 minutes were not submitted for the Commission review. No action was taken at this time. The minutes for the February 8, 2018 Redevelopment Authority Commission meeting will be placed on the March 8, 2018 meeting for review and approval.

DOWNTOWN REDEVELOPMENT – MAIN STREET SQUARE PROJECT:

Closed Session per W.S.S. 19.85 (1)(e):

No action taken.

Open Session:

No action taken.

City Hall Project – Lease Agreement with the IPR Group:

TJ Lamers explained he had a conference call with his Attorney Barry Gill and City Attorney Andy King regarding the draft agreement. He stated the Attorney's recommendation is for the IPR Group own the building and all of Lot #3. The IPR Group would be paying taxes on the entire property, land and improvements.

Bennett stated he is in favor of selling the land to increase the tax base and increase the City's debt capacity. Discussion followed on the parking lot. Gosz stated the cost for the parking lot development is included in the budget for the WEDC Grant. Kohrell explained the Grant allows for infrastructure costs to include sidewalk and parking lot, but not City Hall infrastructure. She explained the demolition cost for the former grocery store building is Grant eligible. It was suggested that the IRP Group own the building and land and lease the parking lot back to the City for public parking. The IPR Group would then own all of Lot #3. Lamers stated because it is a triple net lease the City would be responsible for the maintenance of the lot. Discussion followed on the value of the land.

Wenzel stated the lease agreement would be between the RDA and the IPR Group and then the RDA would lease it back to the City. It was questioned whether or not the RDA needs to be involved in the lease agreement. Gosz reminded those present that at the November 9, 2017 RDA meeting action was taken to proceed with the option of the IPR Group to own and lease back to the City, this would then allow the RDA to use their borrowing capacity for the Brillion Iron Works project.

Motion – Bennett moved to recommend to City Council to sell Lot #3 to the IPR Group then the City to lease the entire property back. Seconded by Edinger. Motion carried unanimously.

5:30 PM - PUBLIC HEARING – RESOLUTION DECLARING THE 1974 REDEVELOPMENT PLAN FOR 205 N. MAIN STREET NULL AND VOID; RESOLUTION APPROVING THE RDA DOWNTOWN REDEVELOPMENT PROJECT PLAN; AND REPLACING IT WITH THE 2017 DOWNTOWN REDEVELOPMENT PROJECT PLAN; AND SALE OF PROPERTY.

Wenzel opened the public hearing at 5:30 pm. She asked for testimony for or against the Resolution Declaring the 1974 Redevelopment Plan for 205 N. Main Street Null and Void, for the Resolution Approving the RDA 2017 Downtown Redevelopment Project Plan; and the Sale of Property to Northpointe Development per the accepted Offer to Purchase. Wenzel asked for testimony for or against 2 more time. No testimony was given.

Wenzel closed the public hearing at 5:31pm.

RESOLUTION DECLARING THE 1974 REDEVELOPMENT PLAN NULL AND VOID:
Motion – Edinger moved to adopt Resolution RE18-03 Declaring the 1974 Redevelopment Plan for the City of Brillion Null and Void, and recommend to City Council to adopt a resolution declaring the 1974 Redevelopment Plan for the City of Brillion Null and Void. Seconded by Buboltz. Motion carried unanimously.

TERMINATION OF CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT:

Motion – Edinger moved to approve and recommend to City Council the Termination of Contract for Sale of Land for Private Development. Seconded by Hillmann. Motion carried unanimously.

RESOLUTION APPROVING THE RDA DOWNTOWN REDEVELOPMENT PROJECT PLAN:

Motion – Buboltz moved to adopt Resolution RE18-04 approving the Brillion Redevelopment Authority Downtown Redevelopment Project Plan, and recommend to City Council to adopt a resolution to approve the plan. Seconded by Edinger. Motion carried unanimously.

SALE OF PROPERTY – NORTHPOINTE DEVELOPMENT CORPORATION:

Motion – Bennett moved to recommend to City Council to approve the sale of Lot 2 of CSM. 3684 by the RDA to Northpointe Development Corporation per the accepted Offer to Purchase Agreement. Seconded by Edinger. Motion carried unanimously.

NEW BUSINESS:

None.

ADJOURNMENT:

Motion – Edinger moved to adjourn. Seconded by Popp. Motion carried unanimously. The meeting was adjourned at 5:40 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer
RDA Secretary