

Meeting Minutes  
Special Economic Development Committee  
Thursday, December 8, 2011 - 4:30 p.m. - City Council Chambers

Members present: Morack, O'Connell, Tate, Steinhorst, Dyreson (4:55), Schirpke, Shaw, and Romberg.

Planning Commission members present: Renning and Spilman.

Also present: Mayor Henke, Kent Hager and Paul Hanlon.

1. The meeting was called to order by Chairman Morack at 4:30 p.m. O'Connell/Steinhorst to adopt the agenda. Carried 8-0.
2. The Committee reviewed the three proposals submitted by the private development firms for the City's downtown river front property. The three firms are Wisconsin Redevelopment, LLC, Keystone Development in partnership with Alliance Development, and Seno Companies in partnership with CAP Services. All three are proposing construction of various densities of income-qualified, multi-family housing along with senior living housing. Two of the developers have a proposed time-line that calls for them to be able to submit a state application for tax credits this coming February. In order to accomplish this several things need to happen prior to the deadline including having an option to purchase in place as soon as December 15<sup>th</sup>. The Committee discussed the developers proposed use of the property and agreed that this use may be appropriate. The Committee considered the quick time line and determined that given the substantial nature of this project that it would be best to work on more details regarding the three proposals and take time doing so. The Committee feels that while we certainly want to move ahead, it is best to take our time, as we will end up with a better product in the end.

A number of questions were developed by the Committee and the Planning Commission in preparation for interviewing all three developers about their proposals. Administrator Hager will compile the draft questions and send them out to the Committee and the Planning Commission for review. Everyone is asked to review the questions and submit additional questions they may have to Hager. Kent will compile the questions and they will be further reviewed by the Committee and the Planning Commission at the regularly scheduled January 31<sup>st</sup> meeting.

It was agreed that the Committee would tour some of the developments that have been constructed in the region by the three developers. Chairman Morack and Hager will set up some possible dates and poll the Committee members on which dates would work the best. We will do the tour prior to interviewing the developers.

It was noted that for senior housing, straight ranch type developments are sometimes more appealing to individuals over multi level buildings.

It was also noted that when you build on the river, you want to be able to look at the river. Some of the proposals don't take full advantage of this fact.

3. Romberg/Shaw to adjourn. Carried 8-0. The meeting adjourned at 5:34 pm.

Kent Hager, City Administrator