



**CITY OF BURLINGTON  
COMMUNITY DEVELOPMENT AUTHORITY  
MEETING MINUTES  
Tuesday, November 1, 2016 at 5:30 p.m.  
224 E. Jefferson Street**

**1. CALL TO ORDER**

Chairman Bil Scherrer called the meeting of the Community Development Authority to order at 5:30 p.m.

**2. ROLL CALL**

The following commissioners were in attendance: Chairman Bil Scherrer, Mayor Jeannie Hefty, Alderman Bob Grandi, Commissioner Jack Eckola, Commissioner Chuck Rule, Commissioner Tom Wiemer and Commissioner Jim Spiegelhoff

Also in attendance: City Administrator Carina Walters, Budget Officer/Treasurer Steve DeQuaker, and Attorney John Bjelajac

**3. APPROVAL OF MINUTES FROM OCTOBER 4, 2016**

A motion to approve the minutes from October 4, 2016 was made by Commissioner Spiegelhoff with a second by Commissioner Wiemer. With all in favor, the motion carried.

**4. CITIZEN COMMENTS**

There were no citizen comments.

**5. TOPIC: Review and Consideration of Resolution Number 118, “A Resolution approving the acceptance of an Offer to Sell Real Property to Burlington Core Upgrades II, LLC.”**

Attorney Bjelajac explained to the board that pursuant to a meeting among staff and Burlington Core Upgrades, it was revealed that the buyer’s intent was to potentially receive a credit of up to \$70,000 from the city if remediation costs amounted to more than the \$70,000 purchase price. The City was of the understanding that the credit would not exceed \$62,400, which would allow the City to receive at least \$7600 from the sale of the property. Bjelajac stated that the new draft reflected this change and was before them for review and to decide whether or not to accept the updated Offer to Sell.

Mayor Hefty stated that at the end of the September CDA meeting, she, as well as the city administrator and city attorney, walked away with the understanding that worst case scenario, the City would be guaranteed at least \$7600 from the sale of this property. Mayor further stated that she had even mentioned at the meeting that the \$1 perception for this land was no longer. Mayor also expressed her gratitude to Bill Stone and Tom Stelling for all they have done for the community and believes this new building will be fantastic; however, she also believes the City should be guaranteed

the \$7600. Alderman Grandi expressed that \$7600 shouldn't hold up the transaction and felt the board should accept the agreement as written. Bill Stone stated that he understood the City's position on receiving a monetary amount for the sale of the property and was willing to pay an amount of \$7,600 to the City if necessary.

Attorney Bjelajac stated there should be a motion and a second to adopt the document as drafted. There then should be a motion and a second to amend paragraph 6(c) of the document and change the dollar amount from \$15,200 to \$7,600. Then there should be a vote on the amendment. Once that passes, there should then be a final vote to accept the document as amended.

Commissioner Eckola motioned and Commissioner Grandi seconded to adopt Resolution 118 as drafted.

Commissioner Wiemer motioned and Commissioner Grandi seconded to amend paragraph 6(c) from \$15,200 to \$7,600.

Roll call vote to amend the document as stated: Aye – Scherrer, Hefty, Grandi, Eckola, Rule, Spiegelhoff, Wiemer. Nay – None. Motion carried 7-0

Roll call vote to accept the document as amended: Aye – Scherrer, Hefty, Grandi, Eckola, Rule, Spiegelhoff, Wiemer. Nay – None. Motion carried 7-0

**6. ADJOURNMENT**

Commissioner Weimer motioned to adjourn. Alderman Grandi second the motion. The meeting was adjourned at 5:47 p.m.

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Recording Secretary  
Diahn C. Halbach  
Burlington City Clerk