

COMMUNITY DEVELOPMENT AUTHORITY

July 6, 2010

5:30 p.m.

Council Chambers

224 East Jefferson Street

1. CALL TO ORDER

Chairman Bil Scherrer called the meeting to order at 5:30 p.m.

2. ROLL CALL

The following commissioners were in attendance: Bil Scherrer, Jack Eckola, Jim Spiegelhoff, Jim Peterson, Judie, Lemieux, Mayor Bob Miller, Alderman Jeff Fischer

Also in attendance were the following aldermen: Tom Vos, Ed Johnson, Katie Simenson, Peter Hintz, Bob Prailes; City Attorney John Bjelajac, Treasurer Steve DeQuaker, RCEDC Representative Tina Chitwood, Mr. Tom Stelling of Stelling and Associates Architects, Ms. Leslie Scherrer and Mr. Peter Scherrer of the Peter Scherrer Group

3. APPROVAL OF MINUTES FROM APRIL 27, 2010

A motion was made by Lemieux to approve the minutes from the April 27, 2010 Special CDA meeting. Fischer seconded the motion and with all in favor, the motion carried.

4. PERSONS DESIRING TO BE HEARD

None

5. UPDATE ON THE DOWNTOWN PARKING STRUCTURE

Peter and Leslie Scherrer from the Peter Scherrer Group gave an update on the downtown parking structure. Peter Scherrer reported that a number of factors have changed since this project was first proposed. It was their goal to offer a solution that met the community needs with consideration given to budget constraints.

Ms. Scherrer explained that because it was no longer financially feasible to construct the parking structure as originally planned, the Scherrer Group wanted to present to the city what would be feasible.

The Scherrer Group had determined that if the parking structure would be built with a total of 200 stalls that would be sufficient to provide for all the needs of the city while taking into consideration the new hotel and future retail and office areas. Ms. Scherrer commented that the hotel would have thirty stalls designated for their use, but that no other stalls would be committed to any businesses or offices. Lahner stated that the calculations that the Scherrer Group used were based upon zoning code calculations.

Eckola questioned the projected loss of forty parking spots and if the majority of that loss would be tied to the possible construction of a county-city building on the current municipal lot. Lahner stated there are thirty-five stalls in that particular lot which make up the majority of the loss of parking spots.

Rauch questioned if diagonal parking was being considered for Dodge Street? Vos stated that he thought angle parking should be factored in.

Peter Scherrer said that the two hundred stall parking structure has an estimated cost of between 2.1 and 2.4 million with the budgeted amount being two million. It was his

suggestion to complete the plans for the two-hundred stalls and take it out to bid. In the bid package would be an alternate plan to reduce the number of stalls to one-hundred and sixty if the bids came in considerably higher than two-million dollars.

Simenson was concerned with future cost of maintenance on the structure. Peter Scherrer said it was being designed with materials that have minimal maintenance. Simenson also questioned the warranty on the pre-cast pieces that will be purchased from the former J.W. Pieters. Peter Scherrer stated that the city would be using a purchase order for a tax exempt purchase from Pieters and that information would be included in the bid package. The company that is awarded the bid will also assume the warranty for the pre-cast materials from J.W. Pieters.

The Scherrer Group anticipated a September first start date with a completion date of January first.

6. UPDATE ON THE STATUS OF THE HISTORIC PRESERVATION COMMISSISON FAÇADE GRANT PROGRAM

Ms. Chitwood provided an update to the CDA regarding the Façade Grant Program. It was her recommendation that the city recapitalize this program in an effort to have improvements made in the alleys bordering the redevelopment project.

7. ADJOURNMENT

A motion was made by Eckola to adjourn the meeting. Fischer seconded the motion and with all in favor, the meeting adjourned at 6:17 p.m.

Beverly R. Gill
City Clerk
City of Burlington
Racine & Walworth County