

**SPECIAL**

**JOINT MEETING OF THE CITY OF BARABOO COMMON COUNCIL AND THE BOARD OF COMMISSIONERS OF THE BARABOO COMMUNITY DEVELOPMENT AUTHORITY**

**Location: Civic Center, 124 2<sup>nd</sup> Street, Room 12-14, Baraboo, WI**

**Tuesday, November 1, 2016, 6:00PM**

*Notices sent to Council members:* Wedekind, Kolb, Plautz, Sloan, Petty, Ellington, Alt, Zolper, and Thurow

*Notices sent to CDA members:* Wastlund, Fordham, Bobholz, Koehler, Petty, Skare, Zolper

*Notices sent to City Staff and Media:* Mayor Palm, Atty. Bolin, Adm. Geick, Clerk Giese, City Engineer Pinion, Utility Super. Peterson, Street Super. Koss, Police Chief Schauf, Parks & Recreation Dir. Hardy, City Treasurer Laux, Fire Chief Kevin Stieve, Library Director Allen, CDA Director, the News Republic, WBDL, and WRPQ, BEDC, Public Safety/Administration Stakeholder Group, Plan Commission, CDA, BID (Business Improvement District)

*Notices sent to other interested parties:* Town of Baraboo, Village of West Baraboo, Citizen Agenda Group, Media Agenda Group,

**MAYOR SHALL ACT AS CHAIRPERSON FOR JOINT MEETING**

**CALL TO ORDER**

- A. City Council Members
- B. Community Development Authority Members

**ROLL CALL**

- A. City Council Members
- B. Community Development Authority Members

**APPROVE AGENDA**

**NOTE COMPLIANCE WITH OPEN MEETINGS LAW**

**PRESENTATIONS**

Presentation by representatives from Zimmerman Architects regarding new Public Safety and Administration Building, including building design and costs.

**PUBLIC INVITED TO SPEAK**

Any citizen has the right to speak on any item of business that is on the agenda for action if recognized by the presiding officer.

**NEW BUSINESS**

Consideration of Public Safety/Administration building design as presented by Zimmerman.

Consideration of Public Safety/Administration Building next steps, including bidding, financing, and timeline.

**ADOURNMENT**

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

# Memo City Administrator



To: Mayor and City Council, Community Development Authority (CDA)  
From: Ed Geick  
Subject: November 1<sup>st</sup> Joint Meeting Between the City Council and the Community Development Authority re: Public Safety/Administration Building  
Date: October 28, 2016  
CC: Department Heads, Plan Commission, BEDC, BID and Public Safety Building Stakeholders Ad Hoc Committee

---

There are two important meetings taking place next Tuesday evening regarding the Public Safety/Administration (PS/A) building. The first meeting is the CDA meeting which begins at 5:30 PM. The CDA has some separate action to work on and the City Council and the members of other boards, committees and commissions do not need to attend this meeting, but you're welcome to do so.

The second meeting at 6:00 PM is the joint meeting between City Council and CDA. This is the meeting for the unveiling of Zimmerman Architects plans for the Public Safety/Administration building. This is a joint meeting because the CDA will be the official body that would be financing construction of the new PS/A building and it is the City Council that must agree to the plan design and provide the land on which to construct the building. All of the other boards, committees and commissions that have had input on the building project are being invited to the unveiling because your input is still needed to put the finishing touches on the design.

The City Council will meet again later in November to make final decisions on the project.

The US Department of Agriculture which is providing the 40 year loan for this project via the CDA has reviewed the preliminary building design plans and given their approval. One hurdle out of the way!

The architects will go through a presentation of the plans, some interior design concepts, landscaping plans and we will discuss the general timeline for next steps during this joint meeting. Input is sought to refine the plans so that final specifications can be written. The aim is still to take advantage of the opportunity to get bids in January when the architects say we can get the best prices.

In the early meeting of the CDA on November 1<sup>st</sup>, the CDA will be considering a resolution "Determining Property to be Blighted and Submitting Determination to the Common Council for Approval." This resolution provides the path for the CDA to do the financing of the project under Wisconsin law and the requirements of USDA. An explanation of this is provided by Pat Cannon's attached memo and the resolution the CDA is considering. This resolution will come to the City Council later in November.

Ed Geick

## MEMORANDUM

To: Community Development Authority  
Commissioners

CC: Mayor Mike Palm  
Ed Geick  
Alene Kleczek Bolin  
Cheryl Giese  
Tom Pinion

From: Patrick Cannon  
Executive Director

Re: Blight Public Hearing

Date: October 27, 2016

As you are aware, the CDA will be serving as the financing conduit for the new Public Safety-City Administration building. The CDA will be issuing both a short term Revenue Bond Anticipation Note (RBAN) prior to the final financing through the USDA.

In consultation with Legal Counsel at Quarles and Brady, they have indicated that the CDA may only borrow funds if the project meets certain requirements. One of the requirements is that the property in question be considered blighted or that the project being financed removes or remediates a blight situation.

Over the course of several years, the City acquired a variety of parcels that were eventually combined together via a Certified Survey Map. These parcels were acquired by the City as part of a TIF district project. The TIF district itself was considered to be a redevelopment TIF rather than Blight Elimination TIF. Therefore, we are now being required to complete a spot blight analysis on the property to ensure the financing completed by the CDA is in compliance with statutes.

The records provided by the City indicate that the property met all the requirements of blight at the time the city acquired the parcels. Our attorney has advised that the CDA will need to hold a public hearing at which time the property owner (the City) may make comments regarding the blighted status of the property. At the conclusion of the public hearing, the CDA will need to act to determine that the property was blighted and recommend to the City Council that they also review and make a final determination on the blight status. A Resolution is attached which if approved, will complete the CDA's responsibility. The City Council will be addressing the matter at their November 8, 2016 meeting.

Please let me know if you have any questions.

COMMUNITY DEVELOPMENT AUTHORITY  
OF THE  
CITY OF BARABOO, WISCONSIN

Resolution No. \_\_\_\_

---

RESOLUTION DETERMINING PROPERTY TO BE BLIGHTED AND  
SUBMITTING DETERMINATION TO COMMON COUNCIL FOR APPROVAL

---

WHEREAS, the properties in the City of Baraboo, Wisconsin (the "City") which were previously described as parcel numbers 0934-0000, 0933-0000, 1926-0000 and 0933-1000 (collectively, the "Alliant Energy/WP&L Properties") were determined by Ayres Associates ("Ayres") to have recognized environmental conditions that present a threat to human health or the environment in a Phase 1 Environmental Site Assessment prepared for the City in June, 2008; and

WHEREAS, in resolution 2008-33 adopted May 27, 2008 to authorize the City to purchase the Alliant Energy/WP&L Properties, the Common Council declared the Alliant Energy/WP & L Properties to be "blighted" and in need of blight elimination and redevelopment; and

WHEREAS, City staff and Ayres determined that the Alliant Energy/WP&L Properties along with property previously described with parcel number 0954-0000 which included dilapidated improvements (collectively, the "Former Alliant Energy and Boo Canoe Properties") were "blighted properties" as described in Section 66.1333, Wisconsin Statutes, at the time Ayres assisted the City in preparing the Riverfront Redevelopment Area Plan adopted in August, 2006 as evidenced by the letter attached hereto as Exhibit A (the "Ayres Letter"); and

WHEREAS, the properties in the City described in Exhibit B attached hereto (the "Gilbert Properties") (the Former Alliant Energy and Boo Canoe Properties and the Gilbert Properties shall be referred to collectively as the "Properties") had been determined by the City's staff to be "blighted properties" as defined in Section 66.1333, Wisconsin Statutes, at the time the City created its Tax Increment District No. 8 as a blight district in September, 2006 as evidenced by a portion of the report attached hereto as Schedule B (the "Inspector's Report") that was prepared by the City's Building Inspector in June, 2006; and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Community Development Authority of the City of Baraboo (the "Authority") proposes to acquire the Properties for the purpose of carrying out blight elimination and urban renewal projects on the Properties; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g., Wisconsin Statutes, the Authority may acquire blighted property without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council; and

WHEREAS, on this same date this body held a duly-noticed public hearing to determine whether the Properties were blighted, at which all interested parties were given an opportunity to express their views respecting the determination of blight for the Properties; and

WHEREAS, the sole registered owner of the Properties is the City, and the City received receipt of notice of the public hearing on October 10, 2016; and

WHEREAS, this body has studied the facts and circumstances relating to the Properties and the proposed acquisition of the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section 66.1333(2m)(bm), Wisconsin Statutes, (ii) the Ayres Letter and the Inspector's Report with respect to the existence of blight on the Properties in the context of Section 66.1333, Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Properties, (iv) the goals and objectives of the proposed acquisition of the Properties, and (v) visual inspections of the Properties and surrounding areas by various members of the Authority and by various staff of and consultants to the City.

NOW, THEREFORE, BE IT RESOLVED, by the Community Development Authority of the City of Baraboo that:

1. The Properties described on Exhibit A and Exhibit B attached hereto are determined to be "blighted properties" within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes.

2. The finding of blight and the proposed acquisition of the Properties for the purpose of carrying out blight elimination and urban renewal projects shall be submitted to the Common Council for review and approval.

Adopted and approved this 1st day of November, 2016.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Executive Director

EXHIBIT A

(See Ayres Letter Attached)

FORMER ALLIANT ENERGY AND BOO CANOE PROPERTIES

- Parcel Number 0934-00000
- Parcel Number 0933-00000
- Parcel Number 1926-00000
- Parcel Number 0933-10000
- Parcel Number 0954-00000

October 10, 2016

Mayor Mike Palm  
City of Baraboo  
135 4<sup>th</sup> Street  
Baraboo, WI 53913

RE Blight Finding for Former Alliant Energy and Boo Canoe Properties in the City of Baraboo

Dear Mayor Palm:

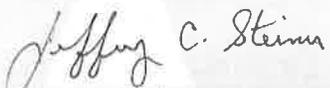
Ayres Associates was one of the principal engineering firms that assisted the City of Baraboo to perform environmental work on the former Alliant Energy properties during implementation of the Baraboo River Corridor Redevelopment Plan. We have participated in discussions with the City regarding the blighted condition of the properties noted above. Our firm also assisted the City in writing grant applications to fund the environmental assessment and cleanup of the Alliant property.

As part of those discussions and prior to any improvements being undertaken in connection on these properties, I viewed the buildings and structures that existed at 101 South Blvd and 109 Vine St, the former Alliant Energy properties. Based on my personal observations of the conditions of the properties prior to demolition, it is my opinion that the properties met the standards of "blighted property" as defined in Section 66.1333(2m)(bm), Wisconsin Statutes, prior to the commencement of demolition and remediation.

(bm) "Blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Sincerely,

Ayres Associates Inc

  
Jeffrey C. Steiner, PG, PH, CPG  
Hydrogeologist

File: v:\env\final\1.19\1610101.docx

EXHIBIT B

(See Inspector's Report Attached)

GILBERT PROPERTIES

- Parcel Number 1776-00000

- Parcel Number 1777-00000

City of Baraboo  
TID 8 Property Inventory

Map	Parcel Number	Owner's Last Name	Owner's First Name	Zoning	Acres	Physical Deficiencies	Exterior Rehab Needed	Traffic Safety	Vacant or Under-Utilized	Part of Potential Renewal Program	Other Functional Deficiencies	Comments
✓	1753-00000	DEPPE LVG TRUST	DAVID L & JANICE M	B1	0.26	Yes	Yes	No	U.U.	Yes	---	
✓	1754-00000	JOHNSON	ANDRE M	B1	0.06	Yes	Yes	No	U.U.	Yes	---	
✓	1755-00000	GROOMS & GREENWOOD ENTERPRISES		B1	0.03	Yes	Yes	No	U.U.	Yes	---	
✓	1756-00000	GROOMS & GREENWOOD ENTERPRISES		B1	0.07	Yes	Yes	No	U.U.	Yes	---	
✓	1757-00000	DEPPE ENTERPRISES INC		B1	0.09	Yes	Yes	No	U.U.	Yes	---	
✓	1758-00000	SUPERIOR OF WISCONSIN INC	% ONXY WASTE SERVICES	B1	1.17	Yes	Yes	No	U.U.	Yes	---	
✓	1759-00000	JTB OF BARABOO LLC		B1	0.75	Yes	Yes	No	U.U.	---	---	
✓	1760-00000	BARABOO, CITY OF		B-1	0.24	---	---	---	Vac.	---	---	
✓	1761-00000	LEE	JENNY C	B-1	0.50	Yes	Yes	No	---	Yes	---	
✓	1766-00000	FARR	BRIAN C	B1	0.21	Yes	Yes	No	---	Yes	---	
✓	1767-00000	GLORCH REVOC TRUST	GORDON R	B-1	0.40	No	No	No	U.U.	---	---	
✓	1767-10000	WIS POWER & LIGHT CO		B-1	0.04	No	No	No	U.U.	---	---	
✓	1768-00000	DOVIN	MARIE ANNE	R-2	0.31	Yes	Yes	No	U.U.	Yes	---	
✓	1769-00000	WIS POWER & LIGHT CO		B-1	0.20	No	No	No	Vac.	---	---	
✓	1770-00000	PLATT	IRENE E	B-1	0.15	Yes	Yes	No	U.U.	Yes	---	
✓	1771-00000	WIS POWER & LIGHT CO		B-1	0.15	No	No	No	Vac.	---	---	
✓	1772-00000	WIS POWER & LIGHT CO		B-1	0.25	No	No	No	Vac.	---	---	
✓	1773-00000	ROSE	MERRY J	B-1	0.31	Yes	Yes	No	Residential	Yes	---	
✓	1774-00000	RABINE	FREEMAN DALE & SANDRA K	B-1	0.28	↓	↓	↓	↓	↓	↓	
✓	1776-00000	GELLER	DONALD W & PATRICIA A	B-1	0.41	↓	↓	↓	↓	↓	↓	
✓	1777-00000	CHRISTIAN	CHARLES W & TRACI M	B-1	0.24	↓	↓	↓	↓	↓	↓	
✓	1778-00000	FULLER	CORY J	R-2	0.18	↓	↓	↓	↓	↓	↓	
✓	1778-10000	HANGER LC	TIMOTHY D		0.16	↓	↓	↓	↓	↓	↓	
✓	1779-00000	BECKER	JAMES JERALD	R-2	0.20	↓	↓	↓	↓	↓	↓	
✓	1780-00000	MORTENSEN	DONALD C & SANDRA	R-2	0.20	↓	↓	↓	↓	↓	↓	
✓	1781-00000	JOHNSON	SHARON L	R-2	0.20	↓	↓	↓	↓	↓	↓	
✓	1782-00000	SMITH	MICHAEL J	R-2	0.20	↓	↓	↓	↓	↓	↓	
✓	1783-00000	ESTRELLA	SARAH B	R-2	0.21	↓	↓	↓	↓	↓	↓	
✓	1784-00000	GEYMAN & RINGELSTETTER	ADELINE I - MELVA M	R-2	0.20	↓	↓	↓	↓	↓	↓	
✓	1785-00000	SATTERLEE	JULIA A	R-2	0.20	↓	↓	↓	↓	↓	↓	
✓	1786-00000	LEONARD	HAZEL L	R-2	0.40	↓	↓	↓	↓	↓	↓	
✓	1787-00000	LEONARD	HAZEL L	R-2	0.17	↓	↓	↓	↓	↓	↓	
✓	1788-00000	LEONARD	HAZEL L	R-2	0.18	↓	↓	↓	↓	↓	↓	