

JULY 17, 2017 PROPERTY COMMITTEE MEETING MINUTES

3 P.M. Council Chamber. Members present: M. Hraban, B. Morgan, M. Platteter. Others present: A. Christianson, K. Gorseger, A. Kenyon, D. Parker.

Call to Order:

Chair M. Hraban called the meeting to order.

Unkempt Property:

The condition of private property along Highway 8 east of the City limits was mentioned. The Town Board has apparently stated that enforcement is up to the County Zoning Administrator.

Middle School:

The NEXUS rep who had hoped to attend this meeting was unable. As the Planning Commission will also need to weigh in on the subject of proposed one-way streets, a joint meeting of the Council and Planning Commission is likely to be slated for August 14th, prior to normal Council start time.

Downtown TIF:

Adm. Christianson advised that he expects the upcoming audit presentation to reveal that TIFD #8, which encompasses the tornado damaged downtown area, is likely to show a healthy balance. That being the case, there should be monies available to acquire and clear, or acquire and upgrade, downtown buildings for reuse to help reverse the apparent trend of deterioration that gives the community a black eye. And a declining tax base. Mention was made of razing the former Methodist Church. It was noted there may be private interest in building dwellings targeted to comparatively affluent elderly residents who want low or no maintenance property.

E. 12th St. Narrowing:

Atty. Kenyon is working with Asst. DPW Parker to develop a description of where the remaining portion of E. 12th St. needs to lie if it is narrowed.

Resolution:

The Committee reviewed a draft resolution intended to clarify which City board, commission or committee is responsible for selected facilities. In some cases it is quite clear, such as the Park Board being responsible for named parks. In other cases, who is responsible for oversight of improvements like the vets murals or unnamed green spaces isn't so clear. For example, the upcoming Park Board agenda includes an item to consider replacing the mulch on the former Ladysmith Bakery site with lawn. If the Park Board is in charge of that green space, is it also in charge of the nine other downtown green spaces where metal sculptures are planned to be erected [if we can ever get the concrete bases made]?

CDBG Lots:

The so called "CDBG lots" were acquired nearly a decade ago using a portion of a Community Development Block Grant award to the City. Five dilapidated dwellings were acquired and razed to remove their blighting influence. Three vacant lots remain after two were gifted to Habitat for Humanity. Keeping these low value lots mowed has become a burden for the City. For the granting agency to allow the City to sell them to non-low or moderate income (LMI) households for uses other than as new home sites, the City needs to show some effort to first sell them to LMI. Even though the City has reached out to a couple local realtors, neither has expressed an interest in listing these lots. As such the City will place some For Sale signs to attempt to sell these lots on its own.

It was mentioned that some 50 "twin home" permits were taken out in Eau Claire last year. It was also noted that a couple local folks have recently expressed interest in constructing such homes to be targeted to elderly folks seeking low maintenance homes.

Lake Ave. Rail Display:

D C Crete has provided a quote of \$2,000 to install an 18" by 18" perimeter foundation for the planned Lake Ave. rail display. Motion was made by Morgan, seconded by Platteter and carried by voice vote to recommend Council approval to move this project off dead center.

W. 7th St. N. Lots:

There was brief mention of some City-owned lots on W. 7th St. N. and to a bid packet Mr. Parker prepared in view of private interest in acquiring these "to clean them up". The City will need to maintain a drainage course easement across this property and include a "no build" restriction on any deed. Explanation of these limitations will be incorporated into the bid packet. [A resolution is probably needed finding that these are excess property and authorizing seeking bids.]

Armory:

4 x 8 For Sale signs are being made for the Armory.

Doughty Rd. Property:

Adm. Christianson stated that, after due consideration, he is inclined to recommend that the City not make an offer to purchase land along Doughty Rd. near Rockwell. The City's previous need for land there was met through an ongoing land contract purchase of the Mataczynski property to the north. DPW Gorsegrner provided some background on how interest arose in selling the land along Doughty Rd.

Greenwood Park:

A question was raised whether lots that were donated a few years back for annexation to Greenwood Park have been. It is believed they were. It is less certain that lots similarly donated for addition to Memorial Park were.

Adjourn:

The meeting adjourned at about 4:36 p.m.