

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JUNE 29, 2017

The special meeting of the Common Council of the City of Platteville was called to order by Council President Eileen Nickels at 5:00 PM in the Police Department Community Room at 165 N 4th Street.

ROLL CALL

Council Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, Eileen Nickels, Barbara Stockhausen, and Katherine Westaby. Absent: None.

WORK SESSION

Memorandum of Agreement – Former Pioneer Ford Site – Community Development Director Joe Carroll explained that due to the results of an appeal to the State Historical Preservation Officer (SHPO) and Advisory Council on Historic Preservation regarding the former Samuel Moore House/Gates Hotel’s potential eligibility for listing on the State Register and National Register of Historic Places, the City is required to complete a memorandum of agreement (MOA) to address the potential negative impacts on the Gates Hotel property. Carroll stated that the City would be agreeing to take the following steps, but wouldn’t be bound to a particular action:

- A. Negotiate with General Capital Group regarding potential modifications to the Project and the Development Agreement dated February 28, 2017 that could result in separating the Hotel property from the Project. Separating the property would allow the Hotel structure to remain, rather than being demolished. If the negotiation results in an agreement to modify the Project and Development Agreement, the City would separate the Hotel property from the Project and seek a different developer to purchase, retain and remodel said structure.
- B. If the City and General Capital Group are unable to reach an agreement to modify the Project and amend said Development Agreement, then the City will make the Hotel building available to another developer or entity that would relocate the structure off the site. The City would conduct a Request for Proposals process in an attempt to find and select a developer for that undertaking. An easement protecting the historic features of the Hotel building would be placed on the structure as a condition of the transfer of ownership and relocation of the building.
- C. If the Request for Proposals process does not result in the selection of a developer that is interested in or capable of moving the Hotel structure, then the City will document the structure through photos, drawings, etc. This information will then be sent to the SHPO as part of the official record of the property.
- D. The City will salvage, or make available for others to salvage, material deemed to have historic or re-use value from the Hotel building prior to demolition of the structure.
- E. If human remains or Native American cultural items are discovered at any time during the implementation of the Project, the City shall notify the Miami Tribe of Oklahoma, the Winnebago Tribe of Nebraska, and the SHPO. The City will consult with the Tribes and the SHPO regarding the treatment and disposition of the human remains and artifacts. The applicable provisions of federal, state and local laws will be followed.

Carroll noted that amending the Development Agreement with General Capital could create a problem with WHEDA regarding the approved tax credits for the project. The submitted project included the Gates Hotel property being used for parking to support the project. Removing that property would require approval by WHEDA and would require the City and/or General Capital to take additional actions including the following: provide another location for the proposed parking spaces, and the value of the Gates Hotel (\$107,000) would need to be replaced via a payment or other equivalent land value. In addition, the approved PUD also included that the Gates Hotel building being removed and replaced with parking and improved access to Oak Street. If that building remains, the site access would be negatively impacted and the amount of parking would be reduced. The prior PUD zoning approval would need to be revisited by the Plan Commission and Council. Also, the clearance of the Gates Hotel property was included in the scope of the Site Assessment Grant and CDBG grant. The City may need to receive approval from WEDC and DOA to amend the grant agreements for a different project scope.

Sig Strautmanis from General Capital Group explained that they received the highly competitive WHEDA tax credits based on representation of certain characteristics of the project – certain number of parking spaces, documented financial contributions of \$1,132,426, traffic access, etc. – they are locked in. Any changes would have to be approved by WHEDA, if approved at all. They were willing to look at options, including taking the hotel out of the development and remodeling the structure themselves, but couldn't commit at this time. He will meet with his group and let the City Manager know what his thoughts are by July 21st.

The Council discussed whether they wanted to look at amending the Development Agreement, the possibility of moving the Gates Hotel to a different site (one of the Kallembach properties) and replacing that dollar value (\$107,000). No action was taken regarding modifying the Development Agreement.

Motion by Nall, second by Daus to approve the Memorandum of Agreement regarding the former Pioneer Ford Site Redevelopment Project and the Samuel Moore House/Gates Hotel at 41-55 S Oak Street, without the invited signatories of the Miami Tribe of Oklahoma and possibly the Winnebago Tribe of Nebraska. Motion carried 7-0 on a roll call vote.

Motion by Daus, second by Stockhausen to authorize Staff to move forward with a Request for Proposals (RFP) for the removal of building (Gates Hotel) with a deadline of removal by October 1, 2017. Motion carried 6-1 on a roll call vote with Kilian voting against.

ADJOURN

Motion by Nall, second by Stockhausen to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 6:01 PM.

Respectfully submitted,

Jan Martin, City Clerk