Redevelopment Authority of the City of Stoughton
Wednesday, July 13, 2022 @ 6:00 p.m.

The meeting was a hybrid meeting located in the City Hall conference room located at 207 S. Forrest Street as well as concurrently held via Zoom.

Committee members present: Dale Reeves (Chair), Lukas Trow (Vice Chair), Ben Heili (Council member, remote), Regina Hirsch (Council member), David Pluymers and Roger Springman
Members absent: Pete Manley
Guests present: Gary Becker (remote), Katrina Becker, Curt Brink, Matt Dregne, Dave Ehlinger, and Tim Swadley (remote)

1. **Call to order** – The meeting was called to order at 6:05 p.m. by Reeves
2. **Verify quorum is present** – A quorum was present
3. **Communications**
    a. Swadley indicated that an email will be going out next week regarding the submissions to the Wisconsin Department of Natural Resources (DNR) for environmental remediation. Chris Valcheff from True North Consultants will be presenting at the City Council meeting on 07-26-2022 regarding this topic.
    b. Swadley recapped Dane County Executive Joe Parisi's presentation to the City Council on 07-12-2022 including information that fill is available at no charge from recent river and lake dredging operations by the County. It was suggested that Curt Brink contact John Reimer with Dane County regarding this potential option for the pending riverfront development project.
    c. Governor Evers was in Stoughton today visiting four sites in Stoughton including Grand Inspired which was awarded a $75,000 grant.
4. **Public comments** - None
5. **Approval of minutes from June 8, 2022** – Motion by Trow/Springman to approve as drafted. The motion passed 6-0.
6. **Fiscal updates**
    a. **RDA fiscal reports as of 07-08-2022** – Ehlinger recapped the financial statements.
        i. The committee requested Ehlinger to inquire with Stoughton Utilities as to why continued charges are occurring.
        ii. Pending the outcome of the item above (and potential pending credits) the RDA intends to request the Common Council transfer funds to the RDA to cover the prior year RDA deficit.
        iii. Fund 248 Revolving Loan Fund will be merged together with Fund 261 Redevelopment Authority. As of 06-30-2022, the revolving loan fund had $121,997 available from loan repayments.
    b. Becker Professional Services budget recap 07-08-2022 – Ehlinger recapped the reasons for preparing the document.
7. **Discussion and possible action regarding 314 W Main St escrow refund** – The escrow refund of $6,977 is not included in the revolving loan fund balance listed above.
8. **Chair Report**
    a. Reeves indicated that he met with True North and other parties regarding the status of the environmental remediation.
    b. Trow gave an update regarding the construction progress at the former Marathon

site.

9. New Business
    a. **Discussion and possible action regarding Stoughton Area School District communication and possible meeting** – Reeves has been emailing the school district and is waiting for a response.
    b. **Discussion and possible action regarding East Main Street stakeholder focus group** – Katrina and Gary Becker updated the committee regarding (a) stakeholder agreement and charrette design, (b) bike trail planning, (c) and scheduling time to meet with the various stakeholders**.**
    c. **R-xxx-2022 – Second amendment to agreement to undertake development with Stoughton Riverfront Development, LLC –** Dregne provided an overview on both resolutions for extending the deadlines. Motion by Trow/Hirsch to recommend approval to the City Council as drafted. The motion passed 6-0.
    d. **R-xxx 2022 – Second amendment to agreement to real estate purchase and sale agreement with Riverfront Development, LLC** – Motion by Hirsch/Trow to recommend approval to the City Council as drafted. The motion passed 6-0. Hirsch and Swadley indicated that because there is no fiscal effect and as such they are both comfortable with neither resolution having to also go to the Finance Committee for their recommendation.
10. **Old Business**
    a. **Discussion and possible action regarding Riverfront Project and contamination findings** – Curt Brink was informed of the potential for available fill from the Dane County lake and river dredging project.
    b. **Discussion and possible action regarding design charrette for downtown area** – Additional discussion took place about whether or not to include the I-K-I property on Ridge Street in the design charrette.
    c. **Discussion and possible action regarding Innovation Center –** Katrina Becker indicated that a presentation was given on 07-11-2022 with the Stoughton Chamber of Commerce on this topic. The city was not awarded a workforce innovation grant. Becker Professional Services has submitted the Economic Development Association (EDA) Build to Scale grant but has not yet received any notifications on it. There is now a website at the following URL: www.innovationcenterstoughton.org
    d. **Discussion and possible action regarding Depot Hill** – No additional discussion.
    e. **Discussion and possible action regarding website updates** – It is anticipated this topic will be revisited after the sale and developer agreement with Riverfront Development, LLC are final.
11. **Future agenda items** – A walking tour of the former marathon property to see construction progress will be scheduled at 5:15 before the next committee meeting. In addition, the historical sign project was requested to be added to the next agenda.
12. **Adjourn –** Motion by Trow/Hirsch to adjourn at 7:31 p.m. The motion passed 6-0.

Respectfully submitted,

David P. Ehlinger, CPA
Director of Finance/Comptroller
City of Stoughton