REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, December 9, 2020 6:00 p.m.
Remote GoToMeeting ID 483-144-901

Present: Dale Reeves, Regina Hirsch, Lukas Trow (6:10), Roger Springman, Peter Manley, Ozzie Doom, Carl Chenoweth

Absent and excused: None

Others present: Finance Director Friedl, Gary Becker, Mayor Swadley, Josh Gibson, Curt Brink, Doug Hirsh, John Thousand, Gary Becker, Planning Director Scheel

Call to order: Reeves called the meeting to order at 6:03 p.m.

Communications:
Springman informed the members that the nomination papers for the Power House have been received and accepted by the State Historical Society. Tentative plan is to schedule the Review Board meeting for next February or May.

Public Comments:
None.

Approval of minutes from November 11, 2020:
Motion by Hirsch to approve the November 11th minutes, second by Doom. Motion passed 6-0.

November 2020 Financial Report:
Director Friedl provided a summary of the 11/30/20 RDA, TIF 5 and TIF 8 financial results.

Chair Report:
Reeves informed the members that there was a complaint brought forth by a Revolving Loan applicant regarding their experience with WWBIC. Reeves and Director Friedl followed up with WWBIC to discuss the issue and found that it appeared to be a communication error. Reeves will continue to follow up with the applicant to discuss the issue further if they are willing.

Springman inquired about the status of the Abel Gallery grant application. Becker informed the members they chose not to pursue the grant at this point in time.

Old Business

a. Discussion and update on the Riverfront Storm Water Management

Director Scheel provided a status update on the storm water management design along the riverfront. Scheel noted that cooperation between all the interested parties has been good and the design/planning is progressing well.

Brink also noted that solid progress has been made over the last four meetings and he feels the design as is will meet any potential future storm water management requirements.

John Thousand reiterated what Brink and Scheel said regarding cooperation and progress to

date and also noted they plan to make the bio retention basins to be more aesthetically pleasing. He also noted they plan to add a fore bay on the west side of the first basin that may appear on future renditions and would be a wet pond. The plan is for the proposed bio retention ponds to remain relatively dry.

Scheel also noted they are working closely with the whitewater park stakeholders to make sure any planned discharge points do not have a negative on impact their plans.

Scheel noted that the timing of all phases of this development remain fluid and the main goal is make sure that future work does not impact the trail and bridge work to be done in 2021.

Scheel noted the plan is to eventually connect the trail to the Elven Sted area; however, there are two existing property owners the city will need to work with to make this happen. He is optimistic this will happen, but nothing is guaranteed at this point.

Thousand noted that his team believes the site balances and they are hopeful that additional fill will not need to be hauled in. This may require some borrowing from future phases, but that can be discussed later and will need to be agreed to by the city.

Scheel told the RDA that the bio retention in Industrial Park North is characteristic of what these basins will look. However, the plan is for the riverfront basins to be much more aesthetically pleasing.

The design presented is based on the current bank elevation prior to the dam removal. However, the whitewater park team believes the elevation will not change significantly following the removal of the dam.

b. Discussion and possible action regarding Riverfront Site/Curt Brink development update

Brink briefly discussed how his initial vision has evolved throughout this process and how all the moving parts are beginning to come together.

Doug Hirsh walked the RDA through the revised concept plan presentation, while the RDA members asked questions and provided suggestions.

The RDA agreed to formulate a committee consisting of Chenoweth, Reeves, Trow and city staff to meet with Brink and his representatives to begin drafting the relevant agreements and report back at future RDA meetings.

c. Discussion and possible action regarding the draft Redevelopment Plan, potential approaches towards promoting the redevelopment of the area and potential public improvements that may be needed

Becker walked through the memo provided in the meeting packet focusing on a two-pronged strategy.

Becker suggested the RDA/City adopt this two-pronged approach as part of its day-to-day operations.

The first step is to develop a vision that can be made available to the public and used to begin the conversation with existing property owners. Becker will provide examples of what other RDAs have done. Becker, Springman and Hirsch plan to bring a draft concept to the next RDA meeting for discussion.

Topics for January 13, 2021 RDA meeting:

- Riverfront Development Update
- Redevelopment Plan Update
- Marathon Site Update

Adjourn:

Motion by Springman to adjourn the meeting, second by Hirsch. Meeting adjourned at 8:35 p.m.