REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, February 10, 2021 6:00 p.m.
Remote GoToMeeting ID 679-848-237

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

Absent and excused: None

Others present: Finance Director Friedl, Gary Becker, Mayor Swadley, Attorney Dregne, Craig Kettleson, Mike Connor

Call to order: Reeves called the meeting to order at 6:00 p.m.

Communications:
Mayor Swadley informed the RDA he is planning to have an informational presentation regarding the RDA's activities and future plans at the next City Council meeting.

Mayor Swadley informed the RDA the preliminary environmental findings at the former Public Works site appear to be negligible at this point.

Public Comments:
None.

Approval of minutes from January 28, 2021:
Motion by Chenoweth to approve the January 28th minutes, second by Springman. Motion passed 7-0.

Chair Report:
Reeves expanded on what the City Council presentation will include.

New Business

a. Update, discussion and possible decision on Grant Strategy status and presentation by Mike Connor on the Innovation Center expansion

Becker gave a brief update on where the grant application process stands at the moment. He noted the grant(s) related to the Innovation Center might take several months to create the partnership and complete the grant application. It could be another 2-3 months after submittal before it gets approved.

Becker also noted that the Power House stabilization is not currently eligible for the Community Development Investment Grant, but the proposed project at 421 E Main Street is eligible.

Mike Connor clarified that the 25% matching requirement related to this grant can come from the Wahlin Foundation grant previously awarded.

Mike Connor presented on the vision for the Stoughton Innovation Center and Fab Lab.

Discussion followed regarding the initial funding required and funding to sustain the Innovation Center's operations going forward. Mike also provided further clarification on the differences between the existing Fab Lab, maker's spaces and innovation centers.

Mike expanded on the funding needs and noted that approximately $4.5 million would be needed to either renovate an existing building or build new. The rest of the $6 million to $9 million figure mentioned earlier in the presentation would fund the machinery, equipment, operations, etc. for an additional 3 – 5 years.

Old Business

a. Discussion and possible action regarding potential approaches towards promoting redevelopment, strategies, vision/mission statement(s), community engagement, etc.

Springman noted the team has not had time to make any edits to the draft flyer presented at the last regular meeting of the RDA. He did note that they are looking for further direction from the RDA in terms of what else should be included in the flyer and what is the overall vision for community engagement going forward.

Becker stressed the fact that having an informational piece on what the RDA does is an important first step.

Swadley noted that some of the slides created for the upcoming City Council meeting might be useful in terms of documenting the RDA's activities and overall vision.

Reeves asked Springman who he believes the target market is going to be. Springman believes the target market should be the community as a whole and not limited to a specific audience.

Becker noted there is an opportunity to collaborate with the Landmarks Commission in the near term as they work through the Depot Hill designation process.

One key item that will need to be addressed is the education of citizens on what a blighted designation truly means and to help eliminate the negative connotations that go along with this type of designation.

b. Discussion and update on Marathon Site

Reeves noted the grant application is still in process and is the one major remaining contingency that needs to be cleared prior to moving forward with the closing process.

c. *** Discussion and possible action regarding the structure and terms of future developer and other relevant agreement(s) related to the Riverfront Site ***

Motion by Hirsch to go into closed session at 7:16 p.m., second by Doom. Motion passed 7-0.

Motion by Springman to go into open session at 8:47 p.m., second by Trow. Motion passed 7-0.

Adjourn:
Motion by Trow to adjourn the meeting, second by Chenoweth. Meeting adjourned at 8:47 p.m.