REDEVELOPMENT AUTHORITY MEETING MINUTES
Thursday, March 10, 2021 6:00 p.m.
Remote GoToMeeting ID 417-776-797

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

Absent and excused: None

Others present: Finance Director Friedl, Mayor Swadley, Attorney Dregne, Planning Director Scheel, Michael Stacey, Gary Becker, Sharon Mason-Boersma, Alder Hundt

Call to order: Reeves called the meeting to order at 6:02 p.m.

Communications:
Springman provided an update on the Greater Madison MPO meeting held on March 3rd. He focused mainly on the planned HWY 51 corridor project, projects potentially affecting downtown Stoughton and pedestrian and bicycle safety issues along HWY 51 within the Stoughton city limits.

Public Comments:
None.

Approval of minutes from February 25, 2021:
Motion by Chenoweth to approve the February 25th minutes, second by Trow. Motion passed 7-0.

Chair Report
Reeves introduced the guests attending from UW-Milwaukee and Ayers Associates.

New Business

a. Ayres Associates Inc. presentation on Stoughton zoning
Carl Glasemeyer - UW Milwaukee School of Architecture and Urban Planning
Grace Gent - UW Milwaukee School of Architecture and Urban Planning
Michelle Johnson - UW Milwaukee School of Architecture and Urban Planning
Bruce Morrow - Ayers Associates Inc.
Amanda Arnold - Ayers Associates Inc.

The above guests presented on the UW Milwaukee project related to the City of Stoughton downtown revitalization and zoning suggestions.

Motion by Chenoweth to accept the report drafted by UW Milwaukee and presented at this evening's meeting, second by Springman. Motion passed 7-0.

Old Business

a. Discussion and possible action regarding RDA informational flyer

Springman presented the updated the RDA informational flyer.

Reeves recommended calling this something other than a flyer due to the amount of information provided in the document. He stated this document is much more than a flyer and he does not want to see it discounted as such.

Hirsch recommended adding a mission statement to the document. Manley objected to this suggestion and he does not see the value in mission statements in general. Doom agreed with Manley on this particular topic.

b. Discussion and possible action regarding public outreach related to the Riverfront Project

This was a recommendation from City Council; however, Reeves feels presenting information to the public at this point is premature. Hirsch concurred and feels a more appropriate time to update the public is after the initial agreements between the RDA and the potential developer have been completed. Doom and Manley agreed that it is too early to conduct any real public outreach and that this should be done later in the process.

Attorney Dregne stated there are requirements for a public hearing related to the GDP and is wondering if the timing of public input will be prior to this meeting or if the public hearing will be considered the public input currently being discussed. Director Scheel informed the RDA the GDP will need to be approved by the City Council in early May, which leaves a small window of time to obtain public input.

Springman suggested that Reeves and Mayor Swadley request the Stoughton Courier Hub to write an article about the status of the development and the tentative timeline going forward.

Reeves agreed with Springman's suggestion and this will be the first step. As the development progresses, the RDA will decide when and if, public input is warranted.

c. Update on Finance Committee and City Council presentations related to the Riverfront Project

Reeves summarized the discussion held at the Finance Committee yesterday evening as well as the progress made towards the agreements since the last RDA meeting. Attorney Dregne provided additional information regarding the possible environmental remediation work and potential funding mechanisms. At this point, the RDA chose to move onto New Business Item d.

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

Motion by Chenoweth to go into closed session at 7:14 p.m., second by Springman. Motion passed 7-0.

Motion by Chenoweth to go into open session at 7:53 p.m., second by Trow. Motion passed 7-0.

Adjourn:

Motion by Chenoweth to adjourn the meeting, second by Trow. Meeting adjourned at 7:54 p.m.

Future Agenda Items:

- Riverfront Development
- Gary Becker Update