REDEVELOPMENT AUTHORITY MEETING MINUTES
Thursday, May 12, 2021 6:00 p.m.
Remote GoToMeeting ID 350-809-293

Present: Dale Reeves, Regina Hirsch, Lukas Trow (6:06 pm), Roger Springman, Peter Manley, Ozzie Doom, Denise Duranczyk

Absent and excused: None

Others present: Finance Director Friedl, Mayor Swadley, Alder Hundt, Blake George, Lynsey Jiskra, Jeff Hooks

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

Introduction of New RDA Member:
Reeves introduced Denise Duranczyk as the new RDA member.

Elect RDA Chair:
Motion by Duranczyk, second by Hirsch to nominate Reeves as the Chair of the RDA. Motion carried 5-0.

Elect RDA Vice Chair:
Motion by Springman, second by Duranczyk to nominate Trow as the Vice Chair of the RDA. Motion carried 6-0.

Communications:
Friedl provided a brief update on the Revolving Loan Fund.

Manley discussed three (3) historic buildings that have been sold on Main Street over the past number of months.

Public Comments:
None.

Approval of minutes from March 10, 2021:
Motion by Manley to approve the March 10th minutes, second by Hirsch. Motion carried 7-0.

Approval of minutes from April 14, 2021:
Motion by Trow to approve the April 14th minutes, second by Manley. Motion carried 7-0.

Chair Report
Reeves informed the RDA he will keep an eye on how the City approaches in-person meetings and work to identify a space that will work future RDA meetings. Hirsch noted this topic will be on the agenda for the upcoming special CACP meeting. Many members expressed interest in getting back to in-person meetings as soon as possible, and the goal will be to start with the July meeting.

Reeves and Swadley discussed the plans for True North to present the latest Riverfront Environmental Remediation Plan at a future joint RDA/City Council meeting. The RDA expressed interest in the report being presented to the RDA before taking it to a joint RDA/City Council meeting.

New Business

a. Discussion and possible action regarding request to use the Riverfront property to stage and launch fireworks on the 4th of July
   Mark Miller gave a brief summary of the location where the fireworks are planned to be launched.

   Motion by Springman to allow the Fire Department and Fair Board to use the site for the 4th of July fireworks contingent on the City obtaining the appropriate insurance coverages, second by Trow. Motion carried 7-0.

b. Discussion and possible action regarding request from Five Star Energy Services, LLC to use portions of the Riverfront property as a staging/storage for the duration of the 2021 lead water service replacement project

   Jeff Hooks and Linsey Jiskra gave a brief summary of their request to use this site as a laydown yard for the 2021 lead service replacement project.

   This item will be tabled for a future meeting to allow time for 5 Star to talk with Director Weiss regarding alternative options. In the meantime, Director Friedl will forward the information to True North to get their input on using this site for this purpose.

c. Discussion pertaining to any historical commemoration on the Riverfront Development site

   Springman discussed his thoughts related to how to commemorate the history of this site and incorporate it into the design of the development and river walk. He requested that the members send him any ideas they may have so he can take them back to the Stoughton Historical Society on June 1st.

d. Discussion pertaining to maintenance of Riverfront Development site during construction period

   Reeves discussed the need to not lose sight of maintaining the site during construction as the RDA and City work through the Developer's Agreement.

Old Business

a. Discussion and possible action regarding RDA informational flyer

   Springman gave a brief overview of the revised version of the informational flyer included in the packet.

Duranczyk expressed interest in including this document on the RDA's website. She also recommended sending printed versions to targeted businesses throughout Stoughton to make them aware of what the RDA has done and can do going forward.

Hirsch volunteered to re-format the draft version into a more formal document.

b. *** Discussion and possible action regarding potential amendments to the Marathon Property Purchase and Sale Agreement and closing timeline ***

Reeves and Blake George provided a summary of the outstanding issues related to the Marathon property purchase and the reasons for Blake requesting additional credits on the final purchase price.

Discussion followed regarding the historical challenges with this site and how the purchase agreements have evolved over the years.

Motion by Hirsch to go into closed session at 7:54 p.m., second by Springman. Motion passed 7-0.

Motion by Trow to go into open session at 8:22 p.m., second by Duranczyk. Motion passed 6-0. (Springman absent)

Adjourn:
Motion by Duranczyk to adjourn the meeting, second by Doom. Meeting adjourned at 8:24 p.m.

Future Agenda Items:
- RDA Informational Document
- Riverfront Development Remediation and Agreements
- Redevelopment Plan Update
- Joanne Grassman Update