REDEVELOPMENT AUTHORITY MEETING MINUTES
Thursday, May 19, 2021 6:00 p.m.
Remote GoToMeeting ID 827-841-869

Present: Dale Reeves, Regina Hirsch, Lukas Trow (6:20 pm), Roger Springman, Peter Manley, Ozzie Doom, Denise Duranczyk

Absent and excused: None

Others present: Finance Director Friedl, Mayor Swadley, Chris Valcheff, Lynsey Jiskra, Attorney Dregne

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

Communications:
Hirsch reiterated the fact that the 2021 riverfront trail and bridge work might be delayed to 2022 due to grant delay issues.

Public Comments:
None.

Approval of minutes from May 12, 2021:
Motion by Duranczyk to approve the May 12th minutes, second by Doom. Motion carried 6-0 (Trow absent).

Chair Report
None.

Old Business

a. 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

   Friedl gave a brief summary of the internal conversations that have taken place since the May 12th RDA meeting.

   The RDA unanimously agreed that they want to help, but ask that this site be considered as a last resort due to the number of unknowns currently impacting the future development on this site. If the Utilities and 5 Star cannot locate a suitable site, the RDA is willing to bring this back at a later date.

b. Discussion and possible action regarding presentation by True North of the estimated cost and scope related to the environmental remediation work required on the Riverfront Development Site

   Chris Valcheff went through the revised presentation materials to get input from the RDA

prior to presenting it to the City Council. The following suggestions were made:

- Include slides discussing the testing and methodology used to calculate the estimates
- Include slides discussing what additional work and conversations with the DNR and Curt Brink that took place after the first presentation to arrive at the revised estimates being presented today
- Simplify presentation to paint the picture of here is what the total estimated cost might be and here is the amount being budgeted using the contingencies
- Update Table 1 to show actual forecasted cost and added contingency separately
- Update Table 3 to show total estimated costs and not only focus on the grant portion
- Pull out the import of fill amount from Table 3

Motion by Springman accepting the scope and resulting estimates by True North and move this information forward to the Finance Committee and City Council for further consideration, Second by Doom. Motion carried 7-0.

c. Discussion and possible action regarding Wisconsin Assessment Monies (WAM) Program to fund additional soil characterization at the Millfab Lead site

Director Friedl and Chris Valcheff summarized the costs and benefits of pursuing WAM funding to obtain additional soil characterization at the Millfab Lead site.

Motion by Reeves to not pursue the WAM funding due to the delays this could potentially create versus the amount of potential savings available, second by Duranczyk. Motion carried 7-0.

Adjourn:

Motion by Duranczyk to adjourn the meeting, second by Doom. Meeting adjourned at 8:26 p.m.