REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, June 9, 2021 6:00 p.m.
Remote GoToMeeting ID 532-212-181

Present: Dale Reeves, Regina Hirsch, Peter Manley, Ozzie Doom, Denise Duranczyk

Absent and excused: Roger Springman and Lukas Trow

Others present: Finance Director Friedl, Mayor Swadley, Gary Becker, Joanne Grassman, Krysta Wetzel, Daniel Tataje, Alder Hundt

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

Communications:
Swadley informed the RDA that the City has successfully held a couple of hybrid meetings and let them know that is an option for RDA meetings moving forward. The RDA is comfortable with moving back to in-person meetings and will explore this option for the July meeting.

Public Comments:
None.

Approval of minutes from May 19, 2021:
Motion by Duranczyk to approve the May 19th minutes, second by Manley. Motion carried 5-0.

Chair Report
Reeves informed the RDA that the Marathon property closed last week.

New Business

a. Discussion and possible action regarding potential RDA financial and technical assistance with the rehabilitation of 101 West Main Street

   Becker briefly introduced the project with a summary of the CDI Grant program and the potential funding available.

   Wetzel summarized the project to the RDA and her interest in rehabbing the 2nd and 3rd levels of the building located at 101 West Main Street. Becker informed Wetzel that the RDA would like to see additional information regarding project costs, financing availability, equity availability, etc. to arrive at what type of gap financing will be required.

   Wetzel did confirm this is a historic building due to being located in the Downtown Historic District, which might open up the possibility for Federal and State tax credits.

   Swadley also recommended reaching out to the Utilities to discuss potential funding availability through WPPI, FOE, etc.

   Reeves inquired if phasing would be an option and Wetzel said the costs will increase if the project is approached in phases.

Additional conversation centered on the existing parking issues and how to move forward with continuing that conversation at the Public Safety Committee and Plan Commission levels.

Wetzel will continue to scope out the entire project and continue conversations with the RDA and City staff to determine the next steps.

b. Discussion and possible action regarding potential RDA financial and technical assistance with the rehabilitation of 501 East Main Street

Grassman provided a summary of the project information included in the packet.

Becker said the application materials appear to be complete and all that is left is to confirm the financing and passage of a RDA resolution. The RDA will plan on scheduling a special meeting to pass the resolution as soon as possible once the financing is confirmed.

c. Review and discussion regarding the Highway Trailer Phase II Environmental Report

This document was included in the packet for informational purposes and to address any questions or concerns the RDA might have. No major concerns were brought up and there are no questions at this point.

d. Discussion and possible action regarding proposal from GWB Professional Services covering both the East Main Street redevelopment planning activities and the Innovation Center activities

Becker provided a summary of the proposals in the packet and the fact that additional clarification in relation to how/if ARPA funds can be used on these proposals.

Discussion was held regarding funding options and the RDA's role in these projects moving forward if approved.

Reeves also spoke to the fact that the RDA has been so consumed by the Riverfront Redevelopment that the East Main Street Redevelopment needs to start making its way to the forefront once again.

Old Business

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

The RDA was happy with the presentation materials and believe it was well received at the previous night's Council meeting.

b. Discussion regarding Riverfront Development updates to date

   Next step is to move the Developer's Agreement and Real Estate Purchase Agreement through proper approval processes.

c. Discussion and possible action regarding RDA informational materials

   Hirsch has not yet formalized the document and plans to bring it back to the regular July meeting. In the meantime, RDA members will reach out to individuals who could potentially add a professional touch to the final document.

Adjourn:

Motion by Duranczyk to adjourn the meeting, second by Doom. Meeting adjourned at 8:01 p.m.