REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, August 12, 2020 6:00 p.m.
Remote GoToMeeting ID 114-485-197

Present: Dale Reeves, Regina Hirsch, Ozzie Doom, Lukas Trow, Roger Springman, Carl Chenoweth, Peter Manley arrived at 6:05 p.m.

Absent and excused: None

Others present: Finance Director Friedl, Mayor Swadley, Gary Becker

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

Communications:
None.

Public Comment:
None.

Approval of minutes from August 5, 2020:
Motion by Hirsch to approve the August 5th minutes, second by Trow. Motion passed 6-0 (Manley not present).

Finance Report:
Director Friedl provided a summary of the 7/31/20 RDA, TIF 5 and TIF 8 financial results.

Chair Report:
Reeves provided a summary of the Riverfront working group meeting held on 8/11/20 and informed the RDA that Brink has agreed to provide a draft master development agreement by the end of August. Reeves and other members of the working group provided additional background information and what is expected from Brink going forward. Springman requested that plans for the Power Plant be included in the master development agreement. Reeves reminded the RDA that the original Letter of Intent will provide a roadmap for reviewing the draft development agreement and any potential adjustments that may be needed.

New Business:

a. Discussion and possible action regarding establishing a not-to-exceed amount and vendor selection process related to appraisal services needed for the Riverfront Area

   Springman provided a summary of his discussions with MRE. Reeves informed the RDA the Riverfront working group determined it is not necessary to get a second appraisal at this point. Trow also noted he has not seen any deterioration in property assessments to date as a result of COVID-19.

   The RDA agreed there is no need to have a second appraisal done at this point in time.

Old Business:

a. Discussion and possible action regarding Ayers report and final presentation options

   Trow will let the RDA know what is decided based on Denise Duranczyk's planned conversation with Ayers in terms of delaying the presentation until it can be done on-site or presented virtually.

b. Discussion and possible action regarding the draft Redevelopment Plan, potential approaches towards promoting the redevelopment of the area and potential public improvements that may be needed

   Becker provided a summary of the information provided in the packet.

   Becker requested the RDA begin discussing what types of public improvements may be needed as well. He also noted the redevelopment activities in this area should focus mainly on residential and small commercial.

c. Discussion and possible action regarding Marathon Site purchase and sale agreement

   Friedl provided a brief overview of the revised purchase and sale documents.

   Motion by Springman to go into closed session at 7:15 pm, second by Hirsch. Motion passed by roll call 7-0.

   Motion by Springman to go into open session at 7:27 pm, second by Trow. Motion passed by roll call 7-0.

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

   This topic was covered in the Chair Report discussion and further discussion related to this topic was considered necessary.

Topics for September 9, 2020 RDA meeting:

- Revolving Loan Update

Adjourn:

Motion by Hirsch to adjourn the meeting, second by Trow. Meeting adjourned at 7:31 p.m.