REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, September 8, 2021 6:00 p.m.
Remote GoToMeeting

Present: Dale Reeves, Regina Hirsch, Ozzie Doom, Denise Duranczyk, Lukas Trow, Pete Manley

Absent and excused: Roger Springman

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

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

Communications:

Trow met with Springman following the last RDA meeting to discuss the website and informed the group that some changes/updates will be occurring and that he will be asking for some feedback from the members.

Public Comments:

None.

Approval of minutes from August 19, 2021:

Motion by Duranczyk to approve the August 19th minutes, second by Trow. Motion carried 6-0.

Chair Report

Reeves informed the members that he and the Mayor met with representatives from the Chamber and that the Chamber believes there is a benefit to the RDA being a member. This will be brought forth to the next meeting for discussion and possible action.

New Business

a. Discussion and possible action regarding historical commemorations in the Riverfront Development area in anticipation of the City of Stoughton's 175th anniversary

   Reeves discussed with the Chamber and noted the Historical Commemorative Committee will be meeting on September 20th. This item will be brought back to the next RDA meeting to report the results of that meeting.

   The group also discussed utilizing an application to create walking tours of Stoughton and the Riverfront Development Area.

b. Discussion and possible action regarding the WEDC Main Street Bounceback Program

   Becker provided a summary of the program and recommended that the RDA partner with the Chamber to take advantage of this program. One recommendation was to send

out a brochure with the RDA and Chamber logos to let businesses know this opportunity exists. The group also discussed existing businesses they are aware of that could be notified of this program in the meantime.

Old Business

a. Discussion and possible action regarding the draft Redevelopment Plan, plans for East Main Street/Depot Hill and potential approaches towards promoting the redevelopment of the area and potential public improvements that may be needed

   A suggestion was made to circulate a survey to begin gathering and disseminating information as it relates to redeveloping this area. Becker provided some draft language of what the introduction to this document might look like. Another suggestion was made to ask whether or not the property owners plan to sell their property in the near future. Duranczyk requested a copy of the survey to review prior to moving forward. She also asked if the City is positioned/planning to make a financial investment in this area as well. Another recommendation was made to review the zoning in this area to see if any changes need to be made. Other suggestions to be included in the survey were also made and the draft document will be disseminated at a future meeting for further discussion.

b. Discussion and possible action regarding potential changes to the verbiage in the Agreement to Undertake Development between City of Stoughton Redevelopment Authority, the City of Stoughton, and Stoughton Riverfront Development, LLC as it relates to the Public Improvements definition and the Municipal Revenue Obligation (MRO)

   Friedl provided a summary of the discussions held between City staff and Curt Brink's team over the last two weeks and the changes to the structure of the MRO being proposed.

   The RDA agreed to allow City staff the latitude to move the final language to the Finance Committee for approval without bringing the document back to the RDA for approval.

Future Agenda Items:

- Chamber Membership
- 175th Anniversary Commemorations
- East Main Street/Depot Hill Survey
- Future Riverfront Phase I approvals
- RDA Website Updates

Adjourn:

Motion by Trow to adjourn the meeting, second by Doom. Meeting adjourned at 7:17 p.m.