REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, September 9, 2020 6:00 p.m.
Remote GoToMeeting ID 390-001-773

Present: Dale Reeves, Regina Hirsch, Ozzie Doom, Lukas Trow, Roger Springman, Peter Manley

Absent and excused: Carl Chenoweth

Others present: Finance Director Friedl, Mayor Swadley, Planning Director Scheel, Gary Becker, Curt Brink, Doug Hursh, Josh Gibson, Mark Rutkowski, Alder Hundt

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

Communications:
None.

Public Comment:
None.

Approval of minutes from August 12, 2020:
Motion by Springman to approve the August 12th minutes, second by Hirsch. Motion passed 6-0.

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

Chair Report:
Reeves reminded the RDA about the Downtown Market Revitalization Plan presentation by Ayres on September 29th at 7:00 p.m.

Reeves informed the RDA that the Marathon offer is with Blake George and is in the process of being reviewed.

New Business:

a. Discussion and possible action regarding additional funding for the Revolving Loan Fund Program

   Friedl provided a summary of the Finance Committee's August 25th decision to earmark additional funding for the Revolving Loan Fund. The RDA members did not express any concerns with the plan and will continue to promote the RLF Program to area business owners.

Old Business:

a. 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 draft East Main Street Redevelopment Plan. He also requested the RDA to provide direction related to the buildings located in the Depot Hill Historic District. Mayor Swadley recommended reaching out to the Landmarks Commission to determine if the buildings located in this area, and the Redevelopment Area in general, are in the Commission's purview. Reeves and Becker will contact Peggy Veregin to discuss this topic further.

Becker also touched on the Summary of Market Potential section of the draft report and what the local population could potentially support in terms of businesses.

Becker and Scheel will also discuss the potential public infrastructure needs in the area next week.

b. Presentation from potential Riverfront Site developer, Curt Brink and team

Reeves invited Curt Brink and Doug Hursh to present the latest vision for the Riverfront Site.

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

This item was not discussed.

Topics for October 14, 2020 RDA meeting:

- Redevelopment Plan Update
- Budget
- Ayres Presentation
- Marathon Property Sale
- Discussion with Landmarks regarding UW-Madison plan for the Power House

Adjourn:

Motion by Hirsch to adjourn the meeting. Meeting adjourned at 8:14 p.m.

*** The RDA may convene in closed session, pursuant to Wis. Stat. 19.85 (1) (e) for the purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session ***