REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, October 14, 2020 6:00 p.m.
Remote GoToMeeting ID 767-486-589

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

Absent and excused: None

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

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

Communications:
Springman provided a summary of the ongoing Power Plant nomination process. The revised manuscript will be going to the State of Wisconsin for final adjustments. Following receipt of the revised version, the manuscript will go to the Landmarks Commission and City Council for final approval prior to its submittal at the Federal level.

Hirsch informed the group that the City received an additional grant for the Riverfront Restoration and Pedestrian Bridge work in 2021.

Public Comment:
None.

Approval of minutes from September 9, 2020:
Motion by Trow to approve the September 9th minutes, second by Hirsch. Motion passed 6-0 with Chenoweth abstaining.

Finance Report:
Director Friedl provided a summary of the 9/30/20 RDA, TIF 5 and TIF 8 financial results.

New Business:

a. Discussion and possible action regarding the 2021 operating and capital budgets for TIF No. 5, TIF No. 8 and the RDA

   Friedl provided a summary of the 2021 operating and capital budgets for TIF No. 5, TIF No. 8 and the RDA.

   Motion by Chenoweth to move the 2021 operating and capital budgets as presented to the City Council for approval, second by Doom. Motion passed 7-0

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 brief summary of the memo included in the packet and focused mainly on the public improvements that might be needed. The RDA agreed with the improvements outlined in the memo and recommended they be included in the final redevelopment plan.

   Becker also requested the RDA begin discussing the plan for reaching out to the individual private property owners. Mayor Swadley believes there needs to be collaboration between the RDA, City and private property owners to ensure success in this part of the plan. The overall approach to communicating with the private property owners will need to be sufficiently vetted and implemented prior to finalizing the redevelopment plan itself to avoid any misinterpretation of the RDA's goals. Reeves will work with Becker and City staff to finalize a plan that will be brought back to the next RDA meeting.

   Springman discussed preservation of existing historical buildings with Peggy Veregin. Peggy is planning to compile information the State has available and forward it to Becker to assist him in completing the redevelopment plan. Becker will connect with Peggy and discuss further with the RDA at its next meeting.

b. Discussion and possible action regarding Ayres Downtown Revitalization report and presentation

   Springman inquired if the next steps to implement the recommendations in the report will be driven by the downtown business owners or if the City will need to be involved. Hirsch and Trow both noted the downtown business owners are currently collaborating and meeting to determine the correct path forward.

   Reeves believes this document should be revisited and used as a tool as redevelopment occurs in this area in the future.

   Reeves will follow up with Denise Duranczyk and Sharon Mason-Boersma to let them know the RDA is at their disposal as they work through implementing the recommendations in the report.

   The members all agreed that redevelopment along the Railroad Corridor is critical to the success of downtown.

   Trow will also reach out to the Stoughton Courier Hub to discuss the report and the current plans for moving forward.

   Motion by Trow to approve the report as presented, second by Chenoweth. Motion passed 7-0.

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

   Motion by Hirsch to go into closed session at 7:24 p.m., second by Springman. Motion passed 7-0.

   Motion by Trow to go into open session at 8:21 p.m., second by Springman. Motion passed 7-0.

   Motion by Chenoweth to accept the purchase and sale agreement for 314 W Main Street as presented, second by Doom. Motion passed 6-0 with Trow abstaining.

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

   Motion by Hirsch to go into closed session at 7:24 p.m., second by Springman. Motion passed 7-0.

Topics for November 11, 2020 RDA meeting:

- Riverfront Development Update
- Redevelopment Plan Update

Adjourn:

Motion by Chenoweth to adjourn the meeting, second by Trow. Meeting adjourned at 8:24 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 ***