



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Redevelopment Authority of the City of Stoughton, Wisconsin will hold a regular or special meeting as indicated on the date, time and location given below

**Redevelopment Authority of the City of Stoughton -
Wednesday, February 15 2023 at 6:00 p.m.
Fire Department training room – 401 E Main St. - and via Zoom**

<https://us06web.zoom.us/j/83177957636?pwd=cUFNN1hMWWs2N0t0TFZKU2JocVdoZz09>

Meeting ID: 831 7795 7636 Passcode: 279582

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Committee members: Dale Reeves (Chair), Lukas Trow (Vice Chair), Ben Heili (Council member)
Regina Hirsch (Council member), Pete Manley, David Pluymers, and Roger Springman

1. Call to order
2. Roll call and verification of quorum
3. Certification and compliance with open meetings law
4. Communications
5. Public comments
6. Approval of February 8, 2023 minutes
7. Discussion and possible action regarding Riverfront Project**
8. Adjourn

***The Redevelopment Authority may convene in closed session per State Statute 19.85(1) (e) 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. The Redevelopment Authority may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session. ***

Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the Director of Finance's office at (608) 873-6691 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made.

In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the Director of Finance's office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL

Redevelopment Authority of the City of Stoughton
Wednesday, February 8, 2023 at 6:00 p.m.

The meeting was a hybrid meeting located in the Fire Department training room located at 401 E. Main St. as well as concurrently held via Zoom.

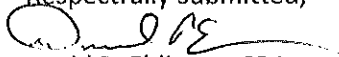
Committee members present: Dale Reeves (Chair), Lukas Trow (Vice-Chair, remote), Ben Heili (remote), Regina Hirsch, Pete Manley and Roger Springman

Members absent: David Pluymers

Guests present: Katrina Becker, Lydia DeBauche (remote), Dave Ehlinger and Tim Swadley (remote)

1. **Call to order** – Reeves called the meeting to order at 6:03 p.m.
2. **Verify quorum is present** – A quorum was present.
3. **Communications – Wisconsin Women's Business Initiative Corp. (WWBIC)** – Ehlinger recapped that WWBIC still owes the City for 2nd, 3rd and 4th quarter revolving loan fund payments and the collection efforts to date.
4. **Public comments** - None
5. **Approval of January 11, 2023 minutes** – Motion by Springman/Manley to approve the minutes as drafted. The motion passed 6-0.
6. **Fiscal updates - Redevelopment Authority fiscal reports December 2022** – Ehlinger recapped the WWBIC receivable, December balance sheet and year to date deficit requiring a General Fund transfers. General discussion took place regarding TIF #4 and the related revolving loan fund.
7. **Chair report** – Reeves indicated that he will be stepping down as chair for the next term. He also indicated Trow wishes to remain vice chair.
8. **UW Madison student report** – DeBauche gave a PowerPoint presentation on her progress.
9. **New Business – Discussion and possible action regarding draft Tax Incremental Financing (TIF) application** – The committee requested that the "city goals" section be move up and should be expanded to indicate how the applicant intends to achieve these goals.
10. **Old Business**
 - a. **Discussion and possible action regarding Riverfront Project** – Reeves indicated that Curt Brink is still looking at numbers and has not provided any data yet to Ehlers & Associates. After general discussion, it was agreed that the Redevelopment Authority should meet again on Wednesday, February 15th on this topic. Ehlinger suggested a staff meeting along with Reeves on Monday, February 13th to discuss this topic.
 - b. **Discussion and possible action regarding Depot Hill** - None
 - c. **Discussion and possible action regarding Ayres' report for Market Revitalization Plan for Downtown Stoughton** – Becker provided an updated PowerPoint regarding the Ayres report, the IKI site and Stoughton Innovation Center. General discussion took place regarding the Ayres report.
11. **Future agenda items** – Ehlinger suggested Stoughton Innovation Center update be added as a standing agenda item.
12. **Adjourn** – - Motion by Hirsch/Springman to adjourn at 8:11 p.m. The motion passed 6-0.

Respectfully submitted,



David P. Ehlinger, CPA

Director of Finance/Comptroller