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 WBBIC 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