Redevelopment Authority of the City of Stoughton
Wednesday, April 12, 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, arrived 6:04 p.m.), Regina Hirsch, Pete Manley (arrived 6:08 p.m.), David Pluymers and Roger Springman
Members absent: None
Guests present: Gary Becker (remote), Katrina Becker, Curt Brink (Stoughton Riverfront Development), Matt Dregne (Stafford Rosenbaum), Dave Ehlinger and Tim Swadley

1. **Call to order** – Reeves called the meeting to order at 6:02 p.m.
2. **Roll call and verification of quorum** – A quorum was present.
3. **Certification of compliance with open meeting law** – Ehlinger indicated the meeting was properly noticed.
4. **Public Comment** - None
5. **Communications**
    a. **Update regarding approved TIF application by City of Stoughton Common Council** – Ehlinger indicated that the Common Council approved the updated Tax Incremental Financing (TIF) application and policy to include sustainability items at their March 11, 2023 meeting.
6. **Reports**
    a. **Balance Sheet 03/31/2023**
    b. **Revenue/expenditures 03/31/2023** – Ehlinger highlighted the current revolving loan fund (RLF) cash balance. Trow/K. Becker indicated that there have been two recent inquiries about new loans that have been referred to WWBIC (Wisconsin Women's Business Initiative Corporation).

    General discussion continued on increasing usage of the existing revolving loan fund, including a potential webinar with local lenders and local businesses to highlight the RLF availability. It was mentioned that WSTO-TV could record the event and request the downtown merchants association also promote it. In addition, there were thoughts about a scrolling ad be placed on WSTO-TV about the availability of the RLF. Trow and K. Becker volunteered to work on this.
7. **Approval of 03/08/2023 and 03/30/2023 minutes –** Motion by Hirsch/Manley to approve both minutes as drafted.
8. **Chair report** – Reeves provided a quick overview of the withdrawal of Kwik Trip's conditional use permit application for the east side location. He was complimentary of the various presentations by the public at the Planning Commission meeting on April 11, 2023.
9. **UW Madison student report** - None
10. **Stoughton Innovation Center update** – K. Becker provided a handout on the Stoughton Innovation Center that will be give out at the Stoughton Area Community Expo on April 13, 2023.
11. **New Business**
    a. **Discussion and possible action regarding development of Request for Proposal (RFP) for Yahara Riverfront Project**

Curt Brink spoke about the possibility of condominiums rather than rental apartments for Phase I in order to make the project financially achievable. He indicated that he would need about 50% of the units pre-sold as part of this process. Brink indicated that he would need another 30 to 60 days to perform the updated analysis and indicated that he would plan on attending the next Redevelopment Authority meeting on May 10, 2023. The general consensus was to go forward with this tentative plan.

b. **Discussion and possible action regarding creation of new downtown Tax Increment District (TID)** – Ehlinger recapped the conversations to date on this topic. G. Becker was asked to create a map of both the current downtown TIF boundaries as well as the potential proposed overlay TIF boundaries. G. Becker also indicated that the creation of a TIF District is a three-to-five-month process, so it would behoove the committee to look at this before any TIF applications are received.

12. **Old Business**
    a. **Discussion and possible action regarding Depot Hill** – K. Becker spoke about the physical state of many of the buildings in this area.
13. **Future agenda items**
    a. **May 10, 2023 – Final UW Madison student presentation on Depot Hill** – It was requested that this presentation be recorded by WSTO-TV. Ehlinger indicated that the municipal court is not scheduled for that evening.
    b. **May 10, 2023 – Election of Chair and Vice Chair** – No discussion occurred.
14. **Adjourn** – Motion by Hirsch/Manley to adjourn at 8:10 p.m. The motion passed 7-0.

Respectfully submitted,

David P. Ehlinger, CPA
Director of Finance/Comptroller
City of Stoughton