Redevelopment Authority of the City of Stoughton
Wednesday, May 11, 2022 @ 6:00 p.m.

The meeting was a hybrid meeting located in the City Council chambers of the Public Safety Building at 321 S. Fourth St as well as concurrently held via Zoom.

Committee members present: Ben Heili (Council member, remote), Regina Hirsch (Council member), Pete Manley, David Pluymers, Dale Reeves, Roger Springman, and Lukas Trow.
Members absent: None
Guests present: Gary Becker (remote), Katrina Becker (remote), Dave Ehlinger (Director of Finance), and Christine (Historical Society)

1. **Call to order** – The meeting was called to order at 6:00 p.m. by Ehlinger
2. **Election of Chair and Vice Chair** – Motion by Trow/Manley to nominate Reeves as Chair. No other nominations were received. Motion passed 7-0. Motion by Reeves/Manley to nominate Trow as Vice Chair. No other nominations were received. Motion passed 7-0.
3. **Communications** – None
4. **Public Comments** – None
5. **Approval of minutes from April 13, 2022** – Motion by Trow/Hirsch to approve the minutes as drafted. The motion passed 6-0 with Heili abstaining.
6. **Chair report**
    a. Meeting on May 12, 2022 with True North to discuss remediation at the former Millfab site.
    b. Developer Brink is excited about the bridge going in.
7. **New business**
    a. **Introduction of new committee member – David Pluymers** - Welcome to Dave Pluymers as a new member. Pluymers introduced himself and gave his background. Welcome to Ben Heili as a new Council member on this committee. Heili introduced himself and gave his background
    b. **R-96-2022 Resolution Authorizing Funding for 2022 Services Provided by Becker Professional Services, LLC for Economic Development Projects** –
        i. Gary Becker indicated activity is increasing and went over the resolution
        ii. Katrina Becker is a new partner and updated the committee regarding CDI grant discussions with businesses for renovations especially for improving water lateral capacity due to required sprinkler systems.
        iii. Have not gotten to refugee settlement grant yet but will get to it.
        iv. Innovation Center grant for $5 million has been submitted and we should get a response next month
        v. Working with the Wisconsin Economic Development Corporation (WEDC) regarding Build to Scale grant
    c. **Discussion and possible action regarding escrow account related to Marathon site**
        i. The history of the escrow of $6,976.50 was recapped and the fact the escrow amount was reduced by 50% previously.

ii. By consensus, it was agreed that the June 1st deadline for occupancy permits will not be achieved.
iii. The committee was not aware of any specific reason for the construction delay
iv. Ehlinger advised to the committee to think about potential uses for the cash
v. By consensus, Ehlinger was directed on 06/02/2022 to contact the escrow company about receiving the funds.

8. **Old business**
   a. **Discussion regarding Riverfront Project status update** – Hirsch gave an update to the committee regarding the preliminary results on the soil and water sampling. Manley gave a recap of the whitewater park background. General discussed occurred.
   b. **Survey results and discussion thereof**
      i. Gary Becker indicated that no survey results have been received yet but that he and the mayor are meeting with the businesses in person.
      ii. Discussion occurred whether to contract with UW Extension for a design charrette in Fall 2023 or not and included the timing of getting downtown business input before the design began or not
   c. **Website update** – None
9. **Future agenda items**
   a. It was requested that the design charrette process be added to the next agenda
   b. It was requested that the Depot Hill and Riverfront Project be added to the next agenda
   c. Possible walking tour with RDA through downtown
10. **Adjourn –** Motion by Trow/Manley to adjourn at 7:31 p.m. The motion passed 7-0.

Respectfully submitted,

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