Redevelopment Authority of the City of Stoughton
Wednesday, August 10, 2022 @ 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), Regina Hirsch (Council member, remote), Pete Manley, David Pluymers (remote) and Roger Springman
Members absent: Ben Heili (Council member)
Guests present: Gary Becker (remote), Katrina Becker, Curt Brink, Dave Ehlinger, and Tim Swadley

1. **Call to order** – The meeting was called to order by Reeves at 6:08 p.m.
2. **Verify quorum is present** – A quorum was present.
3. **Communications** – Ehlinger recapped his memo dated August 6, 2022. General discussion on the topics on the memo.
4. **Public comments** - None
5. **Approval of minutes from July 13, 2022** – Motion by Springman/Pluymers to approve the minutes as drafted. The motion passed 5-0 with Manley abstaining.
6. **Approval of minutes from July 26, 2022** – Motion by Manley/Springman to approve the minutes as drafted. The motion passed 6-0.
7. **Fiscal updates**
    a. **Redevelopment Authority revenue expenditure report 2021** – Ehlinger recapped the factors leading to the 2021 operating deficit of $10,961.38.
    b. **Redevelopment Authority fiscal reports July 2022 –** Ehlinger recapped the 2022 fiscal reports, including how the regular RDA activity versus the revolving loan activity is recorded in the BS&A software. Trow inquired to the balance that the RDA owes to the City of Stoughton. Ehlinger indicated that he would have to research this number.
8. **Chair Report** – General discussion occurred regarding the construction project at the former Marathon site.
9. **New Business**
    a. **Discussion and possible action requesting transfer from the City of Stoughton covering the Redevelopment Authority fiscal deficit for calendar year 2021** – Motion by Manley/Trow to request a transfer from the City of Stoughton in the amount of $10,961.38 for the RDA's operating deficit in 2021. The motion passed 6-0.
    b. **Discussion and possible action regarding stormwater and public fire protection charges** – No action was taken.
    c. **Discussion and possible action regarding historical sign project** – Springman updated the committee that he has met with an ad hoc group three times on this topic. They are considered a two-phase process. They anticipate 10 signs in the next few years and phase two will be in five to either years after current construction projects are completed.
    d. **Discussion and possible action regarding 2023 requested budget** – General discussion on the topic occurred. It was requested that Ehlinger set up a budget meeting on August 18, 2022 on the topic and invite anyone who wants to attend. Ehlinger will work with the City Attorney on required public notices, if any.
10. **Old Business**
    a. **Discussion and possible action regarding Riverfront Project and contamination findings** – It was indicated that Curt Brink is working with his vendors on updated costs.

b. **Discussion and possible action regarding design charrette for downtown area** – Katrina Becker indicated they are seeking UW-Madison architectural students to work on the design charette. General discussion occurred regarding the two to three block area the committee wishes to include in the design charette for the Depot Hill area.
c. **Discussion and possible action regarding Innovation Center** – Sarah Ebert with the Stoughton Chamber of Commerce is now on this committee. Becker Professional Services is looking at a Wisconsin Economic Development Corporation (WEDC) grant for entrepreneurship. Gary Becker indicated that UW-Madison has announced that the Innovation Center has been selected for detailed class work.
d. **Discussion and possible action regarding Depot Hill** – Included above
e. **Discussion and possible action regarding website updates** - None
f. **Discussion and possible action regarding Stoughton Area School District communication and possible meeting** – Reeves indicated the Stoughton Area School District has been invited to the next RDA meeting.
g. **Discussion and possible action regarding East Main Street stakeholder focus group** - None

11. **Future agenda items** – Capstone project update
12. **Adjourn** – Motion by Trow/Manley to adjourn at 7:34 p.m. The motion passed 6-0.

Respectfully submitted,

David P. Ehlinger, CPA
Director of Finance/Comptroller