Redevelopment Authority of the City of Stoughton
Wednesday, October 11, 2023 at 6:00 p.m.

The meeting was a hybrid meeting located in the Fire Department training room located at 411 E. Main St. as well as concurrently held via Zoom.

Committee members present: Pete Manley (Chair), Regina Hirsch, Daniel Payton, Dale Reeves and Roger Springman
Members absent: David Pluymers and Lukas Trow (Vice Chair)
Guests present: Gary Becker (Becker Professional Services), Katrina Becker (Becker Professional Services), Curt Brink (Stoughton Riverfront Development LLC), Matt Dregne (Stafford Rosenbaum), Dave Ehlinger, Rick Manthe (Stafford Rosenbaum, remote), Erin Prohaska (360 Homes LLC), Janine Punzel (360 Homes LLC), Tim Swadley (remote) and Scott Walker (360 Homes LLC)

1. **Call to order** – Manley 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** – Manley indicated the meeting was properly noticed.
4. **Public Comment** - None
5. **Communications** - None
6. **Reports – September 2023 fiscal reports** – Ehlinger indicated time constraints did not allow for creation of the reports.
7. **Approval of 09/13/2023 minutes** – Motion by Motion by Reeves/Hirsch to approve the minutes as drafted. The motion passed 5-0.
8. **Chair report** – Manley recapped the meeting with Swadley and Ehlinger regarding agenda topics and meeting length. Manley indicated future agendas will still include non-action items as he felt discussion of future activity is important.
9. **Discussion and possible action regarding Yahara Riverfront Development project****
   Brink and his marketing team from 360 Homes LLC gave a PowerPoint presentation of their marketing plan. General discussion on the topic occurred. Brink indicated they would need until June 1, 2024 to get a lender construction commitment with the goal of 70% of condominium units pre-sold by that date. Construction would occur in Fall 2024.

   Motion at 7:43 p.m. by Springman/Reeves to move into closed session as per Wis. Stat. 19.85(1)(e) for bargaining reasons. The motion passed unanimously. General discussion on the topic occurred including required milestones. Dregne was authorized to communicate with Brink's attorney Dan O'Callaghan on a framework for new agreements for approval by the RDA at their 11/08/2023 meeting and by the Common Council at their 11/14/2023 meeting. Motion by Reeves/Payton to adjourn from closed session at 8:56 p.m.
10. **Future agenda items**
11. **Adjourn**

Respectfully submitted,

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