Redevelopment Authority of the City of Stoughton
Wednesday, June 8, 2022 @ 6: 20 p.m.

Walking Tour: The formal RDA meeting was preceded by a walking tour of the Depot Hill Historic District and East Main Street area plus Stoughton School District grounds which began at 5 p.m. and ended at 6:10 p.m. All RDA members plus Gary Becker and Steve Jackson attended the tour.

Regular RDA Meeting: Conducted in-person and Zoom at Fire Hall Training Room,

Committee Members Present: Ben Heili, Regina Hirsch, Pete Manley, David Pluymers, Dale Reeves, Roger Springman, and Lukas Trow. No members absent.

Guests: Gary Becker and Katrina Becker (remote).

1. Call to Order: Meeting was called to order at 6:20 p. m. by Chair Reeves.
2. Quorum present.
3. Communications: Chair Reeves gave an update on Marathon project. Limited progress since last meeting hence escrow retention has been triggered. Reeves talked to Finance Director Ehlinger about working with title company on escrow account.
4. Public Comments: No formal comments, but discussion occurred on walking tour. RDA felt the tour was very helpful in seeing the wide array of buildings and their condition. Pete Manley was thanked for his tour suggestion. Of particular concern were safety and environmental conditions observed along the railroad track on warehouse property behind the Abel Gallery. David Pluymers wondered about the status of junk cars and safety conditions as middle school kids cross that general area to walk to Youth Center. Also, a question was raised on exactly where the boundary lines are (and fence condition) between warehouse and school property on the bluff. Finally, the status of the 1892 high school was also raised as a concern.
5. Approval of Minutes from May 11, 2022. Motion by Trow/Heili to approve minutes as drafted. Minutes approved 6-0 with Springman abstaining owing to meeting absence.
6. Chair Report: None
7. New Business:
   a. Depot Hill Discussion and Possible Action: Considerable discussion occurred on issues related to the School District's property (est. at 13 acres) on River Bluff Middle School and Administrative grounds. Steve Jackson from the School Board was able to give RDA members a summary of where current plans stand and the potential impact of the recently completed community survey. Given the proximity of school district property to numerous East Main St. area buildings, it was deemed that the RDA should take time out to bring the School District current on potential RDA activities along the rail corridor and the impacts of development on the school property/buildings. It was pointed out that historic buildings such as the 1892 and community gym (Armory) often have particular value for development. Lukas Trow pointed out that Randy Alexander made an old gym in the Madison area into apartments.

      With a new superintendent arriving soon and decisions being made on a possible fall referendum, Chair Reeves concluded that it would be wise to reach out to the School District

very soon to bring them current via a separate meeting on RDA activities and plans in the rail corridor and East Main St. Dale agreed to prepare a letter of introduction and Regina Hirsch wondered about the meeting agenda. Possible meeting topics include: 1) review rail corridor Redevelopment Plans along with upcoming DOT plans for East Main and current RDA activities for Depot Hill/East Main, 2) vision creation for the value of school property and buildings, 3) public values and amenities of rail corridor, and 4) regional examples of school properties undergoing significant redevelopment.

8. Old Business:

   a. Riverfront Project discussion and possible action: Regina Hirsch noted that True North, the environmental consultant, will be presenting a report on their contamination findings and remedial options at a future Common Council meeting.
   b. Design charette discussion and possible action: Conceptual work is continuing on a possible stakeholder focus group event for fall 2022 and will be discussed again at next meeting.
   c. Innovation Center discussion and possible action: Gary Becker reported that work is continuing on a number of fronts, particularly as regards finding additional private sector assistance. The City Council recently allocated $125,000 in ARA funds to support the project.
   d. Marathon escrow fund discussion and possible action: Now that it is clear that escrow funds will become available, Chair Reeves noted that it would be wise to make a decision on where to place them. The total value will be in the $7,000 range. As the RDA's Revolving Loan Fund has been so successful, Lukas made a motion to place them there with Regina Hirsch supporting the motion. Motion was adopted 7-0
   e. Website discussion and possible action: Nothing to report.

9. Future agenda items:

   School District letter and possible meeting
   East Main St. stakeholder focus group
   Riverfront Project contamination findings and update

10. Adjourn: Motion by Hirsch/Heili to adjourn at 7:20. Motion approved 7-0

Respectfully submitted,

Roger Springman