

Redevelopment Authority of the City of Stoughton
Wednesday, March 8, 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), Ben Heili (remote), Regina Hirsch, Pete Manley (arrived 6:08 p.m.), David Pluymers and Roger Springman

Members absent: Lukas Trow (Vice-Chair)

Guests present: Gary Becker, Katrina Becker, Dave Ehlinger and Tim Swadley (remote, arrived 7:00 p.m.)

1. **Call to order** – Reeves called the meeting to order at 6:00 p.m.
2. **Roll call and verification of quorum** – A quorum was present.
3. **Certification of compliance with open meeting law** – Ehlinger indicated that the meeting was properly noticed.
4. **Public Comment** - None
5. **Communications** - - Springman indicated that a final decision on the historic sign project is anticipated to be made soon.
6. **Reports**
 - a. **WBBIC payment received 02/10/2023** – Ehlinger indicated that the delinquent receivable for the Wisconsin Women’s Business Initiative Corp. was received on 02/10/2023.
 - b. **Balance Sheet 02/28/2023** – Ehlinger highlighted the current cash balance in the revolving loan fund.
 - c. **Revenue/expenditures 02/28/2023** – Ehlinger indicated the report was run before receiving the latest invoice from Becker Professional Services.
7. **Approval of 02/08/2023 minutes** – Motion by Springman/Manley to approve the minutes as drafted. The motion passed 6-0.
8. **Approval of 02/15/2023 minutes** – Motion by Springman/Manley to approve the minutes as drafted. The motion passed 6-0.
9. **Chair report** – Reeves indicated his report would be covered under old business.
10. **UW Madison student report** – General discussion about the student report to date occurred.
11. **Stoughton Innovation Center update** – K. Becker recapped the 02/23/2023 virtual event, including that a nuclear fusion company spoke. There was discussion about working with the Sustainability Committee on several issues. K. Becker indicated there will be a community expo on 04/13/2023 at the Mandt Park Community Center.
12. **Old Business**
 - a. **Discussion and possible action regarding Riverfront Project**

Reeves indicated that Ehlers has not received information from Brink yet so the proforma analysis has not begun. There was general discussion on the lack of progress on the gap analysis as well as the repeated delays by Brink in getting information to the RDA when promised throughout the whole project. General discussion occurred about working with Becker Professional Services for the creation of a Request for Proposal (RFP) for a potential new developer.

G. Becker indicated that he could send out past municipal RFPs from his files. He suggested individual meetings/site tours with potential developers to create interest before issuing a RFP. He indicated he can create a list of developers to send information to. He also indicated that he would send out the prior Request for Expressions of Interest (RFEI) to all the RDA committee members.

Motion by Hirsch/Pluymers directing Reeves to have a conversation with Brink indicating (a) the third contract amendment expires on 03/31/2023; (b) the RDA is not recommending an extension of the contract past 03/31/2023; (c) the RDA is planning on issuing a new RFP for the Riverfront Development Project; and (d) wants to continue working with Brink. The motion passed 6-0.

Motion by Pluymers/Springman to rescind the motion passed on 02/15/2023 to extend the Brink contract (with conditions) to 05/31/2023. The motion to rescind the 02/15/2023 contract extension passed 6-0. *[Robert's Rules of Order Newly Revised requires either two-thirds vote or majority of the entire membership, both of which were achieved.]*

- b. **Discussion and possible action regarding Depot Hill** – K. Becker asked the committee to think about how to proceed with the UW Madison student's report suggestions. General discussion occurred as to how the RDA was impressed by DeBauche's work to date. It was indicated that DeBauche's final presentation to the RDA would be on 05/10/2023. Hirsch requested that all Common Council members be invited to that presentation.
- c. **Discussion and possible action regarding Ayres' report for Market Revitalization Plan for Downtown Stoughton** – None

13. Future agenda items – Reeves asked that the Ayres' report be removed from subsequent agendas. Reeves also asked that the RFP for the Riverfront Development Project should be on the next agenda. Hirsch indicated her interest in creating a new downtown Tax Increment District.

14. Adjourn – Motion by Hirsch/Springman to adjourn at 8:03 p.m. The motion passed 6-0.

Respectfully submitted,



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