REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, November 13, 2019 6:00 p.m.
Hall of Fame Room, Opera House Building

Present: Roger Springman, Carl Chenoweth, Lukas Trow, Dale Reeves, Regina Hirsch, Pete Manley and Ozzie Doom

Absent and excused: None

Others present: Finance Director Friedl, Gary Becker, Mayor Swadley, Laura Callan joined by phone at 6:07 p.m.

Call to order: Springman called the meeting to order at 6:00 p.m.

Communications:
Springman informed the group that the RDA has paid the balance of the appraisal invoice and amended the Idle Sites Grant timeline and budget.

Public Comment:
None

Approval of minutes from October 9, 2019
Motion by Trow to approve the October 9th minutes, second by Reeves. Motion passed 7-0.

Finance Report
Director Friedl provided a brief summary of the YTD 10/31/19 financial statements for the RDA, TIF No. 5 and TIF No. 8.

Old Business

a. Update on Marathon site title claims settlement

Laura Callan informed the RDA there has been little movement on this, but there appears to be favorable coverage. The Senior Claims Adjustor has not returned calls to Laura, but she will continue to attempt to contact him. Options at this point appear to be for the title insurance company to pay the policy limits or finance litigation to quiet the title on the site. Potential third option is that the title insurance company steps in and represents the buyer and buyer's lender.

b. Update on developer's agreement preparations

Springman provided the RDA with a brief summary of the October 28th conference call with RDA representatives, City staff and Laura Callan regarding the developer's agreement.

Chenoweth inquired if the RDA has formally accepted Brink as the developer.

Laura Callan summarized her discussions with Brink's attorney regarding Phase I and the expedited process. Initial step would be the land purchase agreement and update the master plan and redevelopment plan after that.

Laura Callan has asked for the parcel map to determine what property Phase I will be developed on, but has not received it to date.

Becker will reach out to Brink and the respective attorneys to discuss the amendment to the redevelopment plan to determine Brink's land needs.

c. Discussion on Great Lakes appraisal report response

Springman provided a summary of the communications with Great Lakes and the answers to the RDA's clarifying questions.

d. Update on Redevelopment plan preparations

Becker confirmed he is working his way through updating the process information that has changed (boundary amendments, grants, property acquisitions, etc.). He plans to incorporate the downtown plan and Brink master plan as well.

Planning for March date for City Council approval, but is subject to change.

e. Downtown Revitalization Subcommittee report

Trow provided a summary of last week's meeting with the consultant (Ayers). Planning to present a summary of the information compiled thus far at the next RDA meeting. Subcommittee is not anticipating any delays in the final report.

New Business

a. Presentation on sediment sampling results and Whitewater Park planning

Director Glynn presented information related to the sediment sampling results and Whitewater Park planning.

b. Discussion on title status of Riverfront properties

Becker provided some background research related to the existing title report on the Riverfront properties.

Topics for December 11, 2019 RDA meeting

Developers agreement and Brink
Subcommittee
Redevelopment Plan draft

Adjourn

Motion by Chenoweth to adjourn the meeting, second by Reeves. Meeting adjourned at 7:25 p.m.