REDEVELOPMENT AUTHORITY MEETING MINUTES
Monday, April 16, 2018 – 5:30 p.m.
Hall of Fame Room

Present:
Scott Truehl, Roger Springman, Peter Sveum, Regina Hirsch, John Kramper, Ron Christianson and Finance Director Tammy LaBorde

Absent and excused:
None

Others Present:
Gary Becker and Mayor Swadley

Call to order:
Truehl called the meeting to order at 5:30 p.m.

Communications:
LaBorde passed out a newsletter from the Clean Lake Association. Springman asked to add the Monona presentation to the packet and place on the website. The Marathon site was extended until the first Monday in June and contains the valuation guarantee of $800,000. LaBorde noted that the packet included a response from Planning Director Scheel regarding the future calculations of storm water fees related to the riverfront development area. Springman thanked Scott, Peter and John for their service to the RDA.

Approval of the March 14, 2018 RDA Meeting Minutes:
Moved by Hirsch, second by Springman, to approve the minutes of the March 14, 2018 RDA meeting as presented. Denise Duranczyk asked why the minutes didn't include that she was present for the meeting. Truehl stated that there also were others present and that we usually only include those who are on the agenda. Motion carried unanimously.

RDA Financial Report:
LaBorde presented the RDA financial report. Moved by Sveum, second by Springman, to adopt the financial report as presented. Motion carried unanimously.

Discussion and possible action regarding By-laws with changes recommended by the City Attorney:
Discussion took place on the response from the City Attorney and his suggestions have been incorporated into version four. Mayor Swadley asked the needs related to an Executive Director and possibly this could be a new opportunity for the Planning Director. He believes that both Finance and Planning should be represented at the RDA. Hirsch suggested adding "and/or" related to the Executive Director. Truehl suggested forwarding this to the City Attorney for his review. Mayor Swadley stated that he would be meeting with the City Attorney.
Moved by Hirsch, second by Springman, to approve the RDA by-laws to include pending "Finance Director and/or Planning Director" language related to the Executive Director. Motion carried unanimously.

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Discussion and possible action regarding Revolving Loan Fund:

LaBorde stated that she had referred two parties to WWBIC – Fosdal Bakery and a new Art Gallery. She stated that she had not followed up with An to determine the status. Hirsch requested that An attend the next RDA meeting to discuss the program and the latest interest. Springman would like a summary of what has occurred with this program. LaBorde is to contact An and see if he can attend the next RDA meeting.

Discussion and possible action regarding TIF restructure:

a. Review and discuss the TID #8 Project Plan draft:

Gary reviewed the proposed draft of TID 8. He noted that it is starting to come together and reviewed all of the attachments. The financial projections assume a ½% per year property appreciation which is being conservative, and a 1.3% annual construction inflation factor. Development is spread out over time and had taken the phased in approach to development. The City will need to borrow funds initially. He utilized the Engberg Anderson Plan to put this together so if density is significantly less than this plan, he would have to redo all of the projections. The City passes the 12% TIF Test and is at 4.8% so there is still TIF capacity available. There should be no changes to zoning needed however it will need to be rezoned for Plan Development. The project should have a signed development agreement to outline all of the issues. If a lift station is needed and serves in and outside the TID, he would have to do some recalculating. This plan also includes 25% of the Whitewater Park which ultimately benefits the TID. Gary is meeting with Director Glynn regarding the Whitewater Park on Friday. Springman asked about the Uniroyal odors; Becker stated that the TID can incur expenses within ½ mile that benefit the TID.

b. Set date in May for facilitated joint meeting with COW to discuss TID restructure:

Becker stated that the Public Hearing should be scheduled for June. There was discussion as to when a meeting with the Council should be scheduled. The RDA directed Becker to continue moving forward with the TIF restructure.

c. Review Idle Sites Grant application and authorize submission:

Becker noted that the grant must be for a minimum of five acres. He is putting Milfab and Highway Trailer sites together for this grant. The reduced assessed value for the property as well as the reduction in electricity usage shows that the shutdown began in 2018. He still has some work to do on the application and plans to present the information at the April 24th meeting of Finance and Council. There are other expenses that the grant will cover and the grant period is for a twenty-four (24) month period. The RDA could also request an extension if needed. The grant may not be approved until July. Becker also noted that he is working on a WAM grant for the Milfab project to do a phase II study.

Riverfront Redevelopment Area:

a. Vision Statement:

Springman and Hirsch created a draft vision statement for everyone to review. Becker stated that he would like to include this with the TID plan. Mayor Swadley noted that this is a step in the right direction.

b. Update regarding Powerhouse:

Abby Abramovich stated that she is still interested in the building and has started their financial analysis. She is concerned with portions of the building and the degradation along the east wall and damage to the northeast corner. The southeast wall also has degradation and the corner. There is also a destabilization issue with the river wall. Mayor Swadley suggested discussing this at the joint meeting and to also discuss what to do with the building issues prior to developing the area. Becker noted that the Public Works Garage is also related to the discussion. Truehl suggested that Abramovich bring her proposal on the site to the RDA first once she is ready.

c. Millfab/Carpet Warehouse demolition update:

Truehl reported that the Carpet warehouse came down last week and that Milfab is nearing completion. By the end of May the site should be cleaned up. Vierbicher continues to monitor the project.

d. Update on Highway Trailer Building:

Truehl stated that he signed the Change order for the demolition of the HTB excluding the Blacksmith shop. They plan to begin around June and it will take a number of months to complete. He has asked for a staging plan. Our consultant stated that it would be useful to have a structural engineer available when it comes close to demolition near the blacksmith shop. Truehl will send out the plan when he receives it. He noted the ultimate goal is to get South Street open to traffic. He encouraged the RDA to continue to report to the Council at least quarterly if not monthly.

Future agenda items – Review and Discussion:

Create June Meeting with Council
An - Revolving Loan Fund update
By-law update for next meeting

Adjourn:

Moved by Sveum, second by Christianson, to adjourn at 7:40 p.m. Motion carried unanimously.

Respectfully submitted,
Tammy LaBorde
Director of Finance & Economic Development