**February 21, 2019 Meeting: Public Works Properties Transfer of Title to RDA**

Present:
City: Mayor Swadley, Director of Planning & Development Scheel, Comptroller Jamin Friedl, City Attorney Dregne, Councilperson Thomas Majewski

RDA: Lukas Trow, Gary Becker - Consultant

Landmarks Commission: Peggy Veregin

Focus of Meeting: To outline issues and identify a process to transfer the Public Works Facility parcels on S. Fourth Street to the RDA.

Scheel provided a map that shows the two parcels of land contemplated for this transfer. One parcel includes the Power House building along with several former Public Works buildings. One building is a road salt storage building that will remain in use until April.

The RDA desires to have control or the ability to demonstrate to potential developers that these parcels are available for redevelop. It was discussed that the actual transfer of the title should be completed by the end of 2019.

Grants: Becker reported that he is currently drafting two grant applications on behalf of the RDA. He indicated these grants could be submitted by the City or the RDA.

> **Site Assessment Grant** – The maximum amount of $150,000 is being requested for demolition of the former Public Works' buildings; not including the Power House building.
>
> **Wisconsin Assessment Monies (WAM) Grant** – This grant for up to $30,000 is being requested for soils and groundwater assessment. The DNR decides the scope of work necessary on the site.
>
> There are no deadlines for submittal of these grants. Becker anticipates these submittals will be ready in about 2 weeks. The review and approval is expected to take 2 to 3 months.
>
> Outside of the above grants, it will be necessary to complete pre-demolition testing and remediation. While the Power House building is not planned to be demolished, it was recommended the testing be completed for this facility as well since repair and restoration work will require such testing and abatement.

Landmark Designation of Power House

Veregin recommended that the local landmark Nomination Forms be reviewed to learn more about the designation such as the parcel description, designation characteristics, etc. She indicated it may be necessary/appropriate to process an amendment to the Nomination Form to clarify the boundaries and designation. It may be appropriate to create a separate parcel without extraneous land for the Power House.

Veregin reported the Power House building has been observed by two different preservation consultants in the last few years. No critical structure issues were raised by them so she generally believes the building is "ok".

Swadley reported the City had some money budgeted for some repairs but would rather see a developer make repairs and possibly receive tax credits instead of using tax dollars at this time. Veregin indicated spending money on a building assessment or repair work may not be necessary if a developer is likely to take over in a year or so. She will discuss the building condition with Steven Mar-Phol and the other consultant who had visited the building.

There is some question about what land is associated with the landmark designation. This includes the question of headrace and tailrace. Historic parcels that may have been used to identify the Power Plant and may have been different than the current parcel configuration. Again, the Nomination Form may provide some information about this issue.

Veregin indicated she will need a couple of weeks to do the following:

- Review the Landmark Nomination Forms
- Identify what is designated
- Recommend whether an amendment to the Nomination Forms is appropriate
- Has the Power Plant been evaluated by the State to be eligible for State/Federal listing? Is there a Determination of Eligibility (DOE)?
- Discuss the condition of the Power Plant building with the consultants who had previously visited the facility.

TIF Discussion

The Redevelopment Authority of the City of Stoughton is a separate entity that holds title to other properties including the former Millfab property. There is an integral link between the City and the RDA but the expectations between the two may need to be documented.

The general understanding is that the City is expecting increased value to repay the TIF. While it may be understood it should be clarified that the City is the first entity to be reimbursed as increment becomes available. Should the RDA pay the City if they sell the land?

Demolition of Public Works Buildings

There was discussion whether the City may be in a better position to coordinate testing, remediation and demolition of the property and buildings. It is likely City staff would play the same role whether the City or RDA performed these tasks. The discussion leaned toward the City completing these items. The money earmarked for these activities had been part of the RDA Budget request so this will need to be clarified if the City assumes these activities.

The general discussion anticipates the City Attorney will begin to draft a Transfer Agreement or Purchase Agreement (or similar document) that will outline obligations. A situation may evolve where the RDA could then assign the offer to a developer to carry out the obligations. Some of the bullet point to consider for the agreement include:

- Purchase Price
- Obligation to pay back to TIF
- Treatment of sales proceeds to developer(s)
- City to demo before closing
- Repay City for expenses

Veregin intends to review her calendar to see if she can accomplish the relevant items but the group anticipates meeting again on March 14th at 4:00 pm. We hope to present the framework of the transfer process to the Common Council on March 26th.

Items for discussion at the RDA meeting on March 13th include:

- Concept of City removing the Public Works' buildings prior to transfer and use of earmarked dollars for this purpose
- Submit associated grant applications on behalf of the City instead of the RDA

Drafted by Rodney Scheel