

## **Redevelopment Authority of the City of Stoughton**

**Wednesday, August 9, 2023 at 6:00 p.m.**

The meeting was a hybrid meeting located in the Fire Department training room located at 411 E. Main St. as well as concurrently held via Zoom.

**Committee members present:** Pete Manley (Chair, remote), Lukas Trow (Vice Chair), Regina Hirsch, Daniel Payton (remote), David Pluymers and Dale Reeves

**Members absent:** Roger Springman

**Guests present:** Katrina Becker (Becker Professional Services), Curt Brink (Stoughton Riverfront Development), Dave Ehlinger and Jan Kucher (UW Madison College of Engineering)

1. **Call to order** – Trow called the meeting to order at 6:01 p.m.
2. **Roll call and verification of quorum** – A quorum was present.
3. **Certification of compliance with open meeting law** – Ehlinger indicated the meeting was properly notice.
4. **Public Comment** - None
5. **Communications – Summary of recent workforce housing legislation – Dane County** – Becker gave an overview of the legislation. General discussion on the topic took place.
6. **Reports**
  - a. **Revolving loan program activity 2<sup>nd</sup> quarter 2023** – Ehlinger indicated the second quarter payment from WWBIC (Wisconsin Women Business Initiative Corporation) was received on a timely basis.
  - b. **Fiscal reports – July 2023** – Ehlinger indicated there were no items that he wished to highlight.
7. **Approval of 06/12/2023 minutes** – Ehlinger indicated that Trow's name was included twice as being present and needs to be corrected. Motion by Hirsch/Reeves to approve the minutes as amended. The motion passed 6-0.
8. **Chair report** - None
9. **Discussion and possible action regarding Stoughton Hydro Power Adaptive Reuse design project** - Kucher had a PowerPoint presentation on past student project for Wisconsin Historical Society and proposed that a capstone project be done for the Hydro Power Station. After general discussion of the proposed project the Redevelopment Authority committee expressed interest in going forward. Trow deleted the older capstone project for the same building off the RDA's website. Ehlinger was directed to review the draft Request for Proposals that was provided in the packet and communicate with Kucher on the proposal.
10. **Discussion and possible action regarding Depot Hill and East Main Street plan** – Becker recapped the document included in the packet because she wanted to keep the discussion on this topic going. After general discussion on the topic, Hirsch requested a map showing owners in this area that might consider selling their property. Becker indicated that she could provide this for the next meeting.
11. **Discussion and possible action regarding Yahara Riverfront Development project**
  - Brink indicated that he is still running into issues with condominiums in the secondary market that he is going through.
  - He indicated that he wishes to setup a storefront in Stoughton for potential pre-

sales. After general discussion, it was suggested to use a worksite job trailer located in Mandt Park for the pre-sales.

- Brink indicated that it would take three to four weeks to do the renderings. Once that is completed, the plan is to present to all realtors in the area, Stoughton Courier Hub and Wisconsin State Journal at the same time to spark interest. This presentation is anticipated to be at the regularly scheduled meeting of the RDA on October 11<sup>th</sup>.
- Brink indicated that he was on vacation for three weeks beginning September 8<sup>th</sup>.

**12. Discussion and possible action regarding 2024 requested budget** – Ehlinger recapped the 2024 budget being proposed to Mayor Swadley with the tax levy decreasing by \$5,190. General discussion on the proposed budget occurred. Becker indicated that the amount for her firm's professional services seems reasonable based upon current year invoices.

**13. Future agenda items**

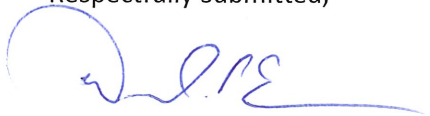
After further discussion, the RDA agreed that the September 13<sup>th</sup> would have to be detailed prep work for the October 11<sup>th</sup> meeting so that the presentation was successful. They also indicated that in the event Brink was not ready to move forward at the September 13<sup>th</sup> meeting with the October presentation they RDA would have to have a serious discussion that evening how to move forward.

It was requested that the September 13<sup>th</sup> agenda include language allowing going into closed session regarding potential negotiations with property owners indicated above in item #10 that might consider selling their property.

Additional conversation occurred about potential usage of ARPA funds. Ehlinger directed Trow to contact Swadley about possible uses of the City's Affordable Housing Fund for down payment assistance.

**14. Adjourn** – Motion by Reeves/Hirsch to adjourn at 7:59 p.m. The motion passed 6-0.

Respectfully submitted,



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