Redevelopment Authority of the City of Stoughton
Wednesday, November 8, 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), Lukas Trow (Vice Chair, remote), Regina Hirsch, Daniel Payton (remote), David Pluymers, Dale Reeves and Roger Springman (remote)
Members absent: None
Guests present: Gary Becker (Becker Professional Services, remote), Matt Dregne (Stafford Rosenbaum), Dave Ehlinger and Peggy Veregin

1. **Call to order** – Manley called the meeting to order at 6:01 p.m.
2. **Roll call and verification of quorum** – All members were present.
3. **Certification of compliance with open meeting law** – Manley indicated the meeting was properly notice.
4. **Public Comment** - None
5. **Communications**
    a. **Delinquent debt principal payment updates 10/19/2023** – Ehlinger recapped the delinquent principal payment related to the purchase of land by the RDA from Donald Wahlin and STI Holdings in 2013. General discussion occurred.
6. **Reports – October 2023 fiscal reports** – Ehlinger indicated he had no additional comments other than those already provided on the financial statements. No questions were raised.
7. **Approval of 10/11/2023 minutes** – Motion by Reeves/Hirsch to approve the minutes as drafted. The motion passed 7-0.
8. **Chair report** – Manley described his philosophy regarding action versus non-action items on the agenda and the potential placement of such items on the agendas. General discussion occurred.
9. **Innovation Center update –** None
10. **Discussion and possible action regarding Depot Hill and East Main Street Plan** - None
11. **Discussion and possible action regarding Stoughton hydro power adaptive reuse design project** - General discussion on the topic occurred. By consensus, the recommendation to UW-Madison was Alternative #3 (privately leased retail) followed by Alternative #2 (community center with educational workshops). Veregin reminded the committee that historical tax credits would not be available for City owned property. Veregin also indicated that she was potentially interested in purchasing the property.
12. **Real estate purchase and sale agreement – Stoughton Riverfront Development LLC****
13. **Agreement to undertake development – Stoughton Riverfront Development LLC** -** Dregne spoke in detail regarding both the sale agreements and agreement to undertake development and that Curt Brink had already signed the documents. General discussion occurred. Motion by Hirsch/Pluymers to (a) approve both the Real Estate Purchase and Sale Agreement, (b) approve the Agreement to Undertake Development and (c) recommend to the Common Council to approve both agreements. The motion passed 7-0.
14. **Future agenda items** – Ehlinger was directed to include Curt Brink and his marketing team on future meeting notice emails.

15. Adjourn – Motion by Hirsch/Reeves to adjourn at 7:25 p.m. The motion passed 7-0.

Respectfully submitted,

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