

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, January 11, 2017 – 5:30 p.m.

Hall of Fame Room/City Hall

Present:

Peter Sveum, Scott Truehl, Regina Hirsch, Dan Kittleson, Ron Christianson, Brian Kahl, Steve Sletten, John Krampfer and Finance Director Laurie Sullivan

Absent:

Others Present:

Mayor Donna Olson, Gary Becker, Park and Recreation Director Tom Lynch, Recreation Supervisor Dan Glynn, Sid Boersma, Paul Lawrence, Matt Bartlett and Roger Springman

Call to order:

Sveum called meeting to order at 5:30 p.m.

Communications:

Sveum thanked Finance Director Sullivan for her time and work for the City of Stoughton and the RDA. She will be leaving and taking a job with the City of Oconomowoc.

Friluftsliv Center in Mandt Park Discussion – Tom Lynch:

Parks and Recreation Director Tom Lynch gave a presentation on creating a center that would be located in Mandt Park to take advantage of the Yahara River and trails. Their goal is to make Mandt Park a more useful place for citizens and to create an open space for people to enjoy. Discussion took place and the RDA members agreed it was a good proposal and one that they would pass along to any developers that may be chosen for the Riverfront Redevelopment Area project.

Riverfront Redevelopment Area Update:

a. Review developers proposals:

Becker walked thru the Summary of Development Proposals that he prepared. We received 3 proposals: Movin' Out, Gorman and Company and Tanesay Development. Only Tanesay sent in a proposal as a master developer of the area. Movin' Out is just interested in the Stoughton Trailers property, which the RDA does not own. Gorman is only interested in rehabbing the Highway Trailer building. Discussion took place on the aspects of each proposal. Becker suggested the RDA decided what to do with the Highway Trailer building before we go too much farther. Need to give a clear directive to a developer of the RDA's wishes. Discussion took place on what our mission statement should be and what message we want to relay to the developers that we will be interviewing. Becker will work on the format for the meeting with the developers that will take place next month.

b. Site visits to developers projects – Doodle online schedule:

Sveum will send out the link again to go online at Doodle and schedule a day and time that works. Becker will coordinate with Developers the date once it is chosen to view their projects.

MillFab update:

a. Discussion and approval of Veolia proposal for hazardous material handling:

Closing on the MillFab property happened on 12-29-16 and the RDA is now the proud owner. Sullivan reported we are looking at securing the building for safety reasons.

Becker outlined our next 3 steps. First to get hazardous material out of the building, next to test building for asbestos and then to have it removed. Becker just received the proposal from Veolia to handle the removing of the hazardous materials and transformers. Sletten knows of another company that handles hazardous removals and will get the information to Becker for a comparison before we sign with Veolia. Moved by Truehl, seconded by Christianson, to give Gary Becker the authority to spend up to \$13,000 on either of the proposals that he receives for the removal of hazardous material from the MillFab site. Motion carried unanimously.

Becker stated we would need to find a company that handles asbestos removal. Moved by Truehl, seconded by Kahl, to authorize Gary Becker to spend up to \$4,880 for asbestos removal. Motion carried unanimously.

Becker reported that he is working with Planning Director Scheel and city attorney Matt Dregne on getting bid materials ready to be sent out. We are looking at mid-February to send these out. The \$150,000 grant we received will help pay for demolition. The demolition bids are only for the MillFab buildings.

425 East South Street update:

Sveum reported our attorney representative, Michelle, is working on negotiating back and forth, but no progress yet.

Marathon Site update:

Truehl is still working on a basic rendering of a potential building on the Marathon Site to aid in the marketing of the lot.

Revolving Loan Fund update:

Nothing to report

Community Development Authority update:

Sullivan reported that the RDA and Housing Authority finances needs auditing and that will happen in the coming months.

Future Agenda Items:

MillFab update

Riverfront Redevelopment Area update

Adjourn:

Moved by Christianson, seconded by Kahl, to adjourn at 7:36 p.m.

Respectfully submitted,
Lisa Aide