

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, February 13, 2019
Hall of Fame Room

Present: Roger Springman, Denise Duranczyk, Regina Hirsch, Dale Reeves, Lukas Trow, Carl Chenoweth (5:49 p.m.)

Absent and Excused: Brian Girgen

Others Present: Mayor Swadley, Director Friedl, Emily Bahr, Alexander Cramer, Matt Dregne and Ted Waskowski joined by phone at 6:45 p.m.

Call to Order: Called to order at 5:30 p.m. by Springman

Communications:

Springman informed the group the Phase II report has been received and will be a topic of discussion at the next RDA meeting. The RDA will need to consider how to incorporate into the materials related to the RFEI.

Springman summarized his public comments at the February 12, 2019 City Council meeting.

Public Comments:

None

Approval of January 3rd, 9th and 29th Minutes

Motion by Hirsch to approve the January 3rd meeting minutes, second by Trow. Motion passed 5 to 0.

Motion by Duranczyk to approve the January 9th meeting minutes, second by Reeves. Motion passed 5 to 0.

Motion by Trow to approve the January 29th meeting minutes, second by Duranczyk. Motion passed 5 to 0.

Finance Report

Director Friedl provided a brief summary of the financial statements for TIF No. 5 and TIF No. 8.

Old Business Items

a. Marathon site update

Springman provided a summary of the agreement entered into between the RDA and Todd Nelson/Blake George and informed the group the closing date is scheduled for April 15, 2019.

b. Revolving loan fund update

Trow provided an update related to the changes made to the revolving loan program. Trow is planning to attend the February 26, 2019 City Council meeting to provide an update pending the final launch of the website.

c. Public Works parcel transfer update

Springman provided an update related to the discussions held at the February 12, 2019 City Council meeting and the agreement between the RDA, City Staff and Council members to move forward with developing a process to be presented at the first meeting in April.

d. Downtown revitalization update and possible action on subcommittee members

Duranczyk provided a summary of the approved resolution and the selected subcommittee members. The first meeting of the subcommittee is tentatively scheduled for March 5, 2019. Discussion followed related to the mix of businesses represented by the subcommittee and recommendations were provided to Duranczyk for follow up and possible additions.

Motion by Hirsch to approve the current listing, with the caveat the Fosdals members only have one vote, second by Trow. Motion passed 6 to 0.

Any additional members will be brought to the RDA in March for approval.

e. Discussion and possible action on RFEI manuscript

Comments/edits were provided by the RDA members for consideration and incorporation into the document.

Springman provided a brief summary of the master list of 112 potential developers. Discussion followed related to additional developers that could be included.

f. Blacksmith shop updates ****closed session discussion on settlement negotiations****

Motion by Hirsch to go into closed session at 6:44 p.m., second by Chenoweth. Motion passed by roll call 6 to 0.

Motion by Hirsch to go into open session at 7:36 p.m., second by Duranczyk. Motion passed by roll call 6 to 0.

g. Blacksmith shop insurance update and possible action on coverage purchase

Postponed until the next regularly scheduled meeting.

Agenda Items for the March 13, 2019 Meeting

None discussed

Adjourn

Motion by Springman to adjourn the meeting, second by Reeves to adjourn at 7:36 p.m.

NOTE: An expanded meeting may constitute a quorum of the Council.

If you are disabled and in need of assistance, please call 873-6677 prior to this meeting.

***** The RDA may convene in closed session pursuant to sections 19.85(1)(e) and (g) to confer with legal counsel regarding negotiation and litigation strategy relating to the Highway Trailer Complex demolition project.***

Note: For security reasons, the front door of the City Hall Building will be locked after 4:30 p.m. If you need to enter City Hall after that time, please use the Fifth Street entrances