

# **REDEVELOPMENT AUTHORITY MEETING MINUTES**

Wednesday, June 13, 2018-5:30 p.m.

Hall of Fame Room

## **Present:**

Roger Springman, Denise Duranczyk, Ron Christianson, Carl Chenoweth, Lukas Trow and Regina Hirsch  
Brian Girgen arrived at 5:35 p.m.

## **Others Present:**

Gary Becker Todd Nelson, Director Scheel, Emily Bahr, Dale Reeves, Director Kardasz, Amber Levenhagen, Abby Abramovich

## **Call to order**

Springman called the meeting to order at 5:30 p.m.

## **Communications**

City was looking for fireworks site location for July 8<sup>th</sup>. Springman, Chenoweth, Mayor Swadley Police spokesperson, Fire spokesperson and Director Gillingham wondered about using the RDA site. Springman said site must be properly insured and Jon from Earth Construction must agree to its use for that purpose. There were concerns last year because of some contaminates and building conditions. Those same concerns are not present this year, but Becker stated that could be a new concern from chemicals contained in fireworks. At the end of July, the DNR will be doing a phase II environmental assessment. He wants to make sure there is nothing in the fireworks that would trigger a hot spot for this assessment. He doesn't feel there will be, but would like some confirmation that won't happen. Chief Wegner provided a radius map so there is will be no fall out beyond the 300-500 foot radius. Springman and Chenoweth will be doing follow-ups on this issue.

Springman passed around updated roster and sought any last-minute changes to it. Also, our new by-laws were corrected and are ready to be placed on RDA website.

Springman passed out handouts to RDA members who were unable to make the last meeting. He also passed out a new handout from Olivia Parry from Dane County Initiative on Stoughton's housing gap. Members discussed the need to have all handouts linked to agendas and Springman said he would arrange for it. Springman also passed out the updated and final version of the Riverfront Project flyer. He expects the flyer to be very helpful this summer and fall for introducing the public to the Riverfront site.

Chenoweth said he received positive feedback from the County on the article in the newspaper regarding the Whitewater Park and the RDA's involvement.

Springman gave an update on the Milwaukee development team visit the previous week. He said the visit with the Jeffers Team and Mark Ernst went very well. They liked what they saw and will likely contact us in the future. The whitewater park and Blacksmith Shop were seen as significant attractive features of the development.

## **Public comments**

Abby Abramovich gave an update on distillery project. At this point they are going to move forward with the project, but the City of Stoughton's/RDA's time lines don't seem to match their time line so they may need to look for a location elsewhere. Duranczyk suggested talking to the Mayor for other options.

## **Approval of May, 30 2018 minutes**

Chenoweth moved to approve, seconded by Trow. Motion passed unanimously. Duranczyk asked to update language regarding how Marathon site process failed. Correction will be made.

## **Finance report**

Interim Finance Director Frantz prepared a report for the month and Duranczyk met with him. He wants to know what the committee wants to see in this report. It is very similar to what LaBorde provided the RDA. Duranczyk said she would look at it and make sure it was what the committee is looking for. No action was taken.

## **Old Business Items**

- a. Highway Trailer Building-change order #2 update and possible action.

Chenoweth read and reviewed his draft language on the proposed change order #2. He made clear that the condition of the Blacksmith's Shop east wall (building "c") and the annex wall to the south have greatly complicated decisions on how to proceed with demolition. He proposed that Earth Construction stop demolition of those two buildings to assure full protection of the Blacksmith Shop until such time that the structural engineering study is completed in later July. This change order does not affect or change the value of the Earth Construction contract only the order of work. After discussion, Duranczyk motioned to accept the language and Chenoweth seconded. Motion passed 6-1.

- b. \*\*Marathon site discussion and possible amendment action.

Springman suggested moving this topic to closed session and asked Mr. Nelson when he thought a closing date would be. Nelson feels comfortable

closing the end of October. Chenoweth recommended going to closed session at the end of the meeting. Chenoweth motioned to move item to 7D, Duranczyk second. Motion passed.

c. TID 8 and TID 5 public hearing update and communication needs discussion.

Becker said the Public Hearing is on track. Joint Review Board meeting will occur at 4 p.m. on June 26<sup>th</sup>. They are invited to stay for the public hearing afterwards. TID #5 presentation will be first at 6 p.m. The presentation that Becker did for Council should be put on the RDA website. Duranczyk wants to know who can put that on the website. If it is sent to Mayor Swadley, he will arrange to have it placed on the site. Springman made clear that June 26<sup>th</sup> is an official RDA meeting being held as a Public Hearing and all members are expected to be present unless otherwise notified.

d. 2019 CIP Plan review and possible action

Duranczyk reviewed the draft table she prepared for the May 30<sup>th</sup> meeting. Chenoweth noted that he will not have a number on Blacksmith Shop stabilization until the end of July. On riverbank restoration, Carl met with Parks Director Glynn and he indicated that the RDA and Whitewater Project will be co-sharing those costs to an estimated value of \$116,000 or 25% of the estimated full restoration amount of \$466,000. RDA will have prime responsibility for the bike/walking trail currently estimated at \$472,000. These amounts are in the Project Plan which have not been approved yet. Pedestrian bridge has not been fully vetted for budget purposes and it will be likely built in 2020. Current estimated value of bridge is \$500,00. Glynn came up with \$382,000. Kardasz suggested increasing lift station cost to \$450,000 for 2020. Public Works building demo was priced at \$200,000 for 2020. Public works site environmental testing was estimated at \$100,000. It was pointed out that some development costs could be rolled into a development agreement. Move riverbank restoration to 2020. Move the demolition of public works buildings and related environmental testing to 2019.

CIP Draft for RDA

**2019**

Blacksmith Shop Stabilization	end of July
Phase 2 Stoughton Highway Trail Building	Grant
Public Works Garage Demolition	\$200,000
Public Works Environmental Testing/Remediation	\$100,000

Riverbank Restoration	\$116,000
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**2020**

River walk/trail	\$472,000
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Pedestrian Bridge	\$500,000
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Lift Station	\$450,000
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**2021**

E. South St. Improvements	\$200,000
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4th St. Improvements	\$200,000
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Bury Electric Power Lines, E. South St	\$400,000
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**2022/2023 ?**

Purchase additional properties	1.1-1.4 million?
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**E. Task and ad hoc committee assignments update and possible committee action.**

Springman briefly reviewed tasks and current assignments. Chenoweth will represent RDA Whitewater Park Steering Committee, Hirsh will help with Riverfront I/E, and Trow will take responsibility for managing Revolving Loan Program. Duranczyk suggested putting off the greenspace & public gathering committee for now because of how busy the RDA members are. Christianson said if it comes up again, he may be interested but his time is limited for such work. Chenoweth brought up project development topic and said someone should oversee this area as development begins. Duranczyk wondered if it should be a staff member. Chenoweth feels that an RDA member should take care of this so that nothing is missed as far as signing contracts, change orders, and making sure things get to the Clerk's office for proper filing. Can hold off on this for now, but will need to be addressed with the committee eventually.

Becker wanted to discuss property disposal policy before moving on. Neither the City or RDA has one. Last time around he said the RDA agreed the property would be released through an RFP. No policy in place for how the

Public Works buildings will be transacted. Duranczyk wants to know if Becker can get examples of policies from other municipalities. Becker will bring some for the next meeting.

With regard to railroad corridor plan/TID 5 implementation, this topic will need to be addressed in the future.

On housing, discussion suggested that it would be wise for the RDA to devote leadership to this topic area. It is of major concern for the Riverfront Project. Duranczyk and Hirsch would be willing to work on this topic area. It could become an ad hoc committee topic and Oliva Parry from Dane County Housing would likely be a potential committee member.

e. Website and communications update

Duranczyk has a friend, Joyce, who works on websites. She put together a worksheet with some ideas for RDA, but someone would need to take responsibility to keep the website updated. This topic will need to come back to the RDA after mid-July. Questions were raised on how much more we really need to do at this time. Springman will get together with IT Director Montgomery and figure out how to keep it up for now and he will arrange to get all Public Hearing-related documents moved over to the RDA website.

1. New Business items

a. Executive Director update

Springman had a conversation with Mayor Swadley. A realignment of resources is occurring at Utilities and that may help determine which staff members are available to help the RDA. We will likely not have an Executive Director until late summer.

b. Planning for future property acquisitions

Although talked about earlier in the agenda, Becker believes that the topics of future property acquisition and current property disposal are not the same and should be treated separately. He is concerned that we are coming up to a period when the RDA will have to make decisions about working with developers and/or marketing properties and we are not ready. Chenoweth wants to hold off on this topic and talk about it next meeting. Becker will provide sample materials.

- c. Summer schedule and quorum needs.

Springman reviewed our upcoming schedule and noted that the next two meetings on June 26th and July 11th are very important. He urged all members to attend or otherwise notify of any planned absences. He said that the month of August should be a single meeting and perhaps September, but the fall could be different as we get into pre-development planning and need to cover multiple topics.

- d. **\*\*Marathon site discussion and possible amendment action**

Took a short break

\*Duranczyk left at 7:50 p.m.

Moved by Chenoweth, second by Hirsch to close the meeting per State Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties; the investing of public funds, or conducting other specified public business, whenever competitive bargaining reason require a closed session; and then reopen for the regular course of business. Motion carried unanimously. Time closed 7:55p.m. Moved by Springman, second by Christianson, to reopen the meeting for the regular course of business at 8:20 p.m. Motion carried unanimously.

Motion stipulations were read again by Hirsch, as follows:

1. Get rid of tax payment for 2018
2. City will pay 25% (13,990) for remediation and take that amount off of sale prices of \$72,000 which will then be \$58,010.00
3. Dec 31<sup>st</sup> of 2019 project will be completed at \$800,000 and if not, he will still pay taxes as if it was completed in 2019 to the value of \$800,000.
4. Permits and park fees will be paid prior to closing.
5. The RDA will entertain second offers up through the closing date.

Chenoweth recommended that all agreement stipulations be referred to the City Attorney before the new amendment is created. Motion passed 5 -0 with Trow abstaining,

Agenda and topics for next RDA meeting

July 11 is next regular meeting, but Public Hearing is on June 26th

Property acquisition

Property disposal

Adjournment

Chenoweth moved to adjourn, Girgen second. Passed unanimously. Adjourned at 8:25 p.m.

Respectfully submitted,

Deb Blaney