

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, February 08, 2017 – 5:30 p.m.

Hall of Fame Room/City Hall

Present:

Peter Sveum, Regina Hirsch, Ron Christianson, Steve Sletten and John Kramper

Absent:

Dan Kittleson, Scott Truehl and Brian Kahl

Others Present:

Gary Becker, Mark Geall, Nicole Solheim, Dave Porterfield, Laura Trotter, Roger Springman, Sid Boersma, Bill Livick and Paul Lawrence

Call to order:

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

Communications:

Sveum noted that he sent out Roger Springman's memo in the packet and asked everyone to read when they get a chance.

Riverfront Redevelopment Area Update:

A. Meeting with Developers:

1. Mark Geall, Tanesay Development

Mark Geall addressed the committee and thanked everyone for taking the time to visit Appleton and asking him to come back to present to the group. He went over the concerns the RDA had about his first proposal in regards to density and was more than willing to make changes. Geall went thru his experience with his previous development. He stated he had experience with soil and underground issues, working with the community and looking for ways to be energy efficient. If selected Geall would first start looking for private money – DNR, EPA, Department of Energy etc. Next would be working on developer agreement. He believes the City needs to create a destination attraction to get people excited to come to Stoughton and to the riverfront. The hydro plant might be an excellent attraction with a coffee shop or brew pub or even the river itself might be the destination point.

2. Nicole Solheim, Gorman and Company

Nicole Solheim gave a power point presentation about the Highway Trailer building, otherwise known as The Plow Works. Solheim stated she has looked inside the building and believes it could be saved. They would seek Historic Tax credits and WHEDA credits for the project. Their project would be mixed income, market rate and artist loft apartments. She stated they are primarily a housing developer and would consider partnering with a master developer to do a 59 unit housing development. Solheim said their company has experience dealing with the DNR and soil remediation and contaminants of all kinds.

3. Dave Porterfield, Movin Out

Dave Porterfield presented his proposal to the group. He does not want to be the master developer for this project, but would be willing to collaborate with other developers in the riverfront area. He is seeking the area immediately across the street from the original Movin' Out project. He would be looking for the city to purchase the Stoughton Trailer building and then resell to Movin' Out, similar to the last project. Porterfield would be looking to apply for WHEDA grants for this project. Proposal is for a 2 story building with possibly 50 units on the site.

Moved by Christianson, seconded 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 or bargaining reasons require a closed session; and then reopen for the regular course of business. Time closed: 7:44 p.m.

Moved by Christianson, seconded by Sletten, to reopen the meeting for the regular course of business at 8:33 p.m. Moved by Christianson, seconded by Hirsch, to engage Tanesay Development as the master developer contingent on their financial statements and to direct Gary Becker to approach Gorman and Movin' Out to see if there is interest in a joint venture. Motion approved unanimously.

b. Removal of hazardous materials:

Becker reported that we have a contract with Veolia to remove all the waste materials in the building and to take the transformers off the property. This should be accomplished by the end of February.

c. Removal of asbestos:

The testing for asbestos and lead are happening now and a report will be available in the next few weeks.

d. MillFab demolition update:

Becker reported that the demolition phase has turned complicated and has involved several meetings with the city, planning department, city attorney and our rep from Vierbicher. Lots of legal issues in regards to liability have risen. Becker has asked Vierbicher to provide a quote to be the project manager over the demolition project. Contract was presented to the group. The cost for this would be grant eligible. This quote would not be for the demolition, just to get ready for the demolition. Moved by Christianson, seconded by Hirsch, to approve the Vierbicher contract as presented for \$15,700 for consulting services in relation to the demolition of the MillFab buildings. Motion approved unanimously.

425 East South Street update:

Sveum was directed to open discussions again with Associated Bank.

Marathon Site update:

Sveum reported nothing new at this time and the rendering drawings are not ready yet. He will check with Truehl on the status.

Revolving Loan Fund update:

Nothing to report

Future Agenda Items:

MillFab and Marathon Site updates

Charrette planning

River Redevelopment Area update

Adjourn:

Moved by Christianson, seconded by Hirsch, to adjourn at 8:57 p.m.

Respectfully submitted,
Lisa Aide