

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, March 13, 2019
Hall of Fame Room

Present: Roger Springman, Denise Duranczyk, Regina Hirsch, Dale Reeves, Lukas Trow, Carl Chenoweth

Absent and Excused: Brian Girgen

Others Present: Mayor Swadley, Director Friedl, Fire Chief Wegner, Gary Becker, Alexander Cramer

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

Communications:

Springman extended a special thanks to the members of the RDA for their work over the past few months.

Trow summarized the presentation he gave to the City Council regarding the Revolving Loan Program.

Springman notified the members that a pay request related to water consumption had been received from Earth Construction and approved for payment based on the terms outlined in the contract.

Springman noted that discussions with Blake George indicate everything is proceeding on schedule in relation to the Marathon site sale and follow-up Phase I data requirements are in process with the bank.

Public Comments:

None

Approval of February 13th Minutes

Motion by Chenoweth to approve the February 13th meeting minutes, second by Duranczyk. Motion passed 6 to 0.

Finance Report

Director Friedl provided a brief summary of the YTD 2/28/19 financial statements for the RDA, TIF No. 5 and TIF No. 8.

Old Business Items

- a. Update on Phase II environmental results and future remediation implications

Becker lead a discussion related to results of the Phase II report which revolved mainly around one area identified as having elevated lead levels. The DNR has provided a voluntary plan the RDA could consider to determine the overall extent of the contamination.

Becker reiterated the fact that the HWY Trailer property would likely be eligible for a Local Government Environmental Liability Exemption.

Motion by Hirsch for Becker to move forward with the application for the Local Government Environmental Liability Exemption and to conduct additional research related to the next steps that should be taken in the area of contamination, second by Duranczyk. Motion passed 6-0.

Recommendation also made by consensus of the RDA directing Becker to follow-up with the DNR related to using remaining WAM funds to pay for the additional sampling/testing.

- b. Update on Downtown Revitalization subcommittee, including review of consultant selection process and possible action to approve new members

Duranczyk provided draft minutes from the first meeting and informed the RDA that all subsequent meetings will be held on the first Tuesday of every month at 6:00 pm at City Hall. Additional discussion followed related to business accomplished at the first meeting.

Motion by Chenoweth to approve appointment of Sylvia Lawrence and Allen Sheets to the Downtown Revitalization Subcommittee, second by Reeves. Motion passed 6-0.

Duranczyk provided a status update related to the RFQ that was sent out on 3/8/19.

- c. Blacksmith shop mediation update

Springman provided a brief summary related to the status of the mediation proceedings and informed the members this has been rescheduled to occur on 3/22/19.

- d. SAG grant performance report update

Director Friedl provided a summary related the status of the required reporting for the following grant projects:

SAG FY18-24004

ISR FY19-24308

- e. Update on RFEI distribution and website changes

Members discussed the status related the distribution of the RFEI and website updates.

- f. Update on Public Works/powerhouse property transfer progress and possible action on matters related to City initiated demolition of Public Works building and related grant application opportunities

Trow provided summary of the meeting held on 2/21/19 between City Staff and representatives of the RDA, Landmarks Commission and City Council.

It was noted that additional issues still exist related to actual historic status and impact on potential historic tax credits. Final determination needs to be made related to the dam and raceway and how that impacts the historical status of the building/parcel.

Motion by Chenoweth to make the powerhouse building an obligated item for local landmark designation. This designation will not include the dam, head race, tail race, etc. Second by Hirsch. Motion passed 6-0.

Motion by Trow directing City Staff to move forward with demolition of the Public Works complex and remediation required as part of said demolition, second by Chenoweth. Motion passed 6-0.

New Business Items

- a. Discussion on request to use Riverfront project for fireworks shooting this July and possible action

Fire Chief Wegner provided a brief summary of the fireworks displays proposed for 2019 and informed the RDA there is no concern related to possible contamination of the site from the fireworks. Wegner also acknowledged the fact that the City and Fair Board understand this is a short-term solution for the location.

Motion by Chenoweth to approve location request contingent upon written confirmation from the Director of HR/RM that all required insurance coverages are in place and that the RDA is free from any potential liability associated with the 2019 fireworks displays, second by Trow. Motion passed 6-0.

- b. Discussion of RFEI developer review and evaluation process

The RDA will discuss the draft scoring matrix at the next regularly scheduled meeting.

Agenda Items for the April 10, 2019 Meeting

Blacksmith shop mediation update

Landmarks Commission response

Update on Downtown Revitalization Subcommittee

RFEI evaluation update

Adjourn

Motion by Trow to adjourn the meeting, second by Chenoweth to adjourn at 7:22 p.m.