

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, February 14, 2018 – 5:30 p.m.

Hall of Fame Room

Present:

Scott Truehl, Roger Springman, Peter Sveum, Regina Hirsch, John Kramper, Ron Christianson and Finance Director Tammy LaBorde

Absent and excused:

None

Others Present:

Gary Becker, Denise Duranczyk, Parks and Recreation Director Dan Glynn, Dennis Pince, Bob McGeever, Emily Bahr, Bill Livick, Mayor Olson, Laura Trotter and Abby Abramovich

Call to order:

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

Communications:

Springman inquired about the status of getting clearance to go into the highway trailer building. LaBorde stated she had not heard back from Risk Manager Gillingham, but she would ask again.

Mayor Olson inquired about the status of the Milfab demolition process as she has heard from citizens that they believe the process has stalled. Truehl stated they are about 1/5th of the way done and was on schedule. Becker will forward pictures of the demolition progress to Derek Westby to post on the RDA website.

Approval of the January 10, 2018 and January 31, 2018 RDA Meeting Minutes:

Moved by Hirsch, second by Springman, to approve the minutes of the January 10, 2018 and January 31, 2018 RDA meetings as presented. Motion carried unanimously.

RDA Financial Report:

LaBorde stated the report was in the packet. Questions arose about the addresses for South Street and what properties were incurring expenses. LaBorde will look into and report back for next meeting.

Update regarding Mandt Park development:

Parks and Recreation Director Glynn joined the meeting and gave an update regarding the Whitewater Park project. Glynn stated he got the go ahead to start the conceptual design plan. Glynn said from a grant standpoint we are looking good and he has been meeting with stakeholders. Testing of the sediment in the river, which will be covered by grants, will take place after the conceptual design has been completed. Glynn is looking for support from the RDA to create a sub-committee for the project.

Moved by Springman, second by Hirsch to have an RDA member serve on the steering committee for the Whitewater Park project. Motion carried unanimously.

Review, discussion and possible action regarding RDA Bylaws:

Springman went thru the newest version of the bylaws. He proposed new public involvement language. Discussion took place on the new language. Sveum and Christianson believed it did not belong in the bylaws and could be posted on the website. Hirsch and Truehl could not decide whether the language was needed.

Moved by Springman, second by Hirsch to add the Public Involvement section as proposed by Springman. Motion failed 3-3.

Moved by Sveum, second by Hirsch to direct staff to send the by-laws as drafted to the city attorney for review. Motion passed unanimously.

LaBorde will forward by-laws to Attorney Matt Dregne and will put Springman's proposed new language on the RDA website.

Discussion and possible action regarding Revolving Loan Fund:

Discussion took place on possibly turning the revolving loan fund into grants, restructuring as forgivable loans or doing a 0% interest rate and when the property is refinanced or sells then the loan is repaid. Kramper will get in contact with An at WWBIC to see what our options are and then discuss with Becker before bringing back to the committee for action.

Discussion and possible action regarding TIF restructure:

a. Discussion of TID boundary changes:

Becker reviewed the various maps that he distributed. The maps included the original boundaries of TIF #5, what parcels could be subtracted out of TIF #5 and included in the new TIF #8, the amended boundaries of the TIF including parcel id's. The first map also shows the parcels that are considered blighted (in red) which leaves the remaining TIF #5 51% blighted and the new TIF #8 60% blighted.

b. Discussion of future land uses for redevelopment area:

Becker stated there needs to be a foundation for making decisions for the new TIF. He started with the charrette and built out the area from there to get an idea. He is working off a conceptual plan, but needs something concrete to base calculations on. Sveum stated the RDA needs to develop a conceptual plan to be able to give developers guidance to what the RDA wants. Density and ownership are two items that need to be decided on so accurate calculations can be done for the new TIF. The total area is 15 acres and would use ten of those acres leaving 1/3 for open space. The open space would be scattered plus there could be a promenade and river path.

c. Additional information needed for TIF creation:

Becker went thru his handout covering what issues still need to be addressed. One of the top items is density concerns and ownership. This seems to be a hot issue and really needs to be addressed before the development can move forward.

Riverfront Redevelopment Area:

a. Discussion regarding Powerhouse:

Discussion took place on whether the Powerhouse should be made part of the Riverfront Redevelopment Area project or to sell building outright. Abby Abramovich joined the discussion and stated her and her husband are interested in purchasing the Powerhouse and turning it into a distillery or brewery. Her design ideas are to turn the larger area into the distillery and the newer section of the building into a tasting room and eventually having a patio area outside. She will be touring the building on the 15th and has already met with the Landmarks Commission. Once the building is purchased she would need to be up and running within two years. Members were supportive of the idea, but cautioned that the RDA needed to figure out first what they wanted to do with the area and how a master developer may have other uses for that property. The members encouraged Abramovich to continue to do research and start her budgetary process and to stay in touch with the RDA as the RDA will also keep her up to date with any talks with developers that they may have.

b. Millfab/Carpet Warehouse demolition update:

Truehl restated that the demolition process is 1/5th of the way done and on schedule.

c. Outline for Plan to move forward:

Discussion took place on what the next steps should be and that included starting visionary workshops and meeting with stakeholders. Suggestions for a joint meeting between Council and RDA and inviting the Monona Planning Director were among the ideas. It was decided that at the March meeting the City of Monona Planner and Economic Development Director Sonja Reichertz would be invited to the meeting to give a presentation on their riverfront development and to invite the City Council as well.

Becker will continue working on the technical side of creating the new TID and to help the RDA and Council set goals and provide them with information on three options to focus on. Becker suggested utilizing Mindy Habecker once the new Mayor and Council members are in place to help facilitate the decision making process.

d. Next steps for RDA/Council:

There are benefits of having a discussion with RDA and Council once again about the city's debt and borrowing process was brought up. The RDA thought it would be a good idea once the new Council and RDA members are in place after the April election.

e. Budget Summary update:

No discussion.

f. Duranczyk RDA action plan ~ draft:

No discussion.

g. Duranczyk Redevelopment ~ Cost/Benefit Analysis:

No discussion.

h. Moline building initiative:

No discussion.

Future agenda items – Review and Discussion:

TIF Process

Monona presentation

Funding

Historic Structures

Adjourn:

Moved by Sveum, second by Hirsch, to adjourn at 7:41 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer