

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, March 08, 2017 – 5:30 p.m.

Hall of Fame Room/City Hall

Present:

Peter Sveum, Scott Truehl, Regina Hirsch, Dan Kittleson, Ron Christianson and Steve Sletten

Absent:

Brian Kahl, John Kramper and Finance Director Tammy LaBorde

Others Present:

Roger Springman, Bill Livick, Gary Becker, Laura Trotter, Paul Lawrence, Lisa Roman, Tony Roman and Sid Boersma

Call to order:

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

Communications:

Sveum reminded group he sent out an e-mail from Sylvia Lawrence with Sustainable Stoughton and asked them to read it when they had time. The city has a new Finance Director. Tammy LaBorde will join the Committee at the next meeting in April.

Riverfront Redevelopment Area Update:

a. Developer Proposals

Becker went thru the Summary of Property Acquisition Scenarios that he created. Discussion took place on the different options. Pros and cons of keeping the Highway Trailer building was discussed. Looked at sight views, projected values of each project and overall how project fits into the vision of the redevelopment area and the railroad corridor plans. Moved by Truehl, seconded by Kittleson, to move forward with Movin' Out's proposal. Motion carried 5-0 with Hirsch abstaining. Moved by Truehl, seconded by Christianson, to proceed with the demolition of the Highway Trailer building. Motion carried 5-1 with Hirsch voting noe.

b. Developer Agreement

Discussion took place about the need for a developer agreement and or letter of understanding with Tanesay. Directed Becker to work with Planning Director Scheel on a term sheet with expectations. A formal developer agreement will be worked on after the charrette is held. Becker will inform Tanesay of the decision to go with Movin' Out and the demolition of the Highway Trailer building.

c. Design Charrette

Becker went thru the purpose of the charrette. Those with financial stake will be the ones charged with making the decisions using the input from the charrette findings. Charrette has been narrowed down to 3 days, kicking off with a community pot luck on a Sunday with tours of the site and then followed by 2 days of meeting with stakeholder groups and community members. Discussion on location and dates took place. Becker was instructed to try and stay away from council meeting weeks. Becker will check with Porterfield and Geall to find a date that will work for all and then report back at next meeting.

d. Removal of hazardous materials

Becker reported that Veolia was at the site today removing the remaining items. The large transformer will be taken down on Friday and removed.

e. Removal of asbestos

Becker stated he sent out the asbestos report to the RDA members and there were no surprises. Asbestos was found in the ceiling tiles that will need to be removed before demolition.

f. MillFab demolition update:

Becker will bring the specs to the next RDA meeting for review. Becker noted the Highway Trailer building will be handled separately and there should be grants available for help in the costs. Discussion will need to take place with the Wahlin's and to start the process of payment to the Wahlin's for the Highway Trailer building per our agreement with them.

425 East South Street update:

Sveum reported Associated has not moved from their \$150,000 offer after numerous negotiations. All the personal property has been removed from the site and the property is listed at \$175,000. Moved by Hirsch, seconded by Truehl, to direct Sveum to work with city attorney and draft up an offer to purchase of \$150,000 for the property located at 425 East South Street contingent on council approval. Motion passed unanimously.

Marathon Site update:

Truehl reported he has not had a chance to get drawing done yet. He will shoot for next meeting to have something to show Committee.

Revolving Loan Fund update:

Nothing to report

Future Agenda Items:

Charrette
Riverfront Redevelopment Area
MillFab
Elections in May

Adjourn:

Moved by Kittleson, seconded by Truehl, to adjourn at 7:35 p.m.

Respectfully submitted,
Lisa Aide