

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, July 10, 2019

Hall of Fame Room

Present: Roger Springman, Regina Hirsch (arrived at 6:07), Dale Reeves, Lukas Trow, Ozzie Doom, Pete Manley, Carl Chenoweth

Absent and Excused: None

Others Present: Mayor Swadley, Director Friedl, Peggy Veregin, Amber Levenhagen, Emily Bahr, Josh Gibson

Call to Order: Called to order at 6:00 p.m. by Springman

Communications:

Reeves notified the group the Brink development team attended a tour of the Power House on July 9th with members of the RDA, the City and Stoughton Utilities.

Trow notified the group the second revolving loan has been approved and two more are potentially in progress.

Springman notified the group that grass cutting will be required at the RDA site and he has contacted B&H Lawn Care to potentially provide these services.

Public Comments:

None

Approval of minutes from June 12th and June 26th, 2019 meetings

Motion by Trow to approve the June 12th meeting minutes, second by Reeves. Motion passed 7-0.

Motion by Trow to approve the June 26th meeting minutes, second by Doom. Motion passed 7-0.

Finance Report and Update on WEDC Grant Reimbursement Submission:

Director Friedl provided a brief summary of the YTD 6/30/19 financial statements for the RDA, TIF No. 5 and TIF No. 8.

Director Friedl informed the group the WEDC grant reimbursement request has been submitted and he is awaiting WEDC's response.

Old Business Items:

1. Marathon site update
Springman provided a brief summary of the title defect relating to the Marathon Station site.

Michelle Affatati of Stafford Rosenbaum joined by phone at 6:21 p.m.

Motion by Chenoweth to pursue a declaratory judgment action against Speedway/Superamerica pursuant to the estimated litigation budget provided, second by Reeves. Motion passed 7-0.

Motion by Chenoweth to pursue a title insurance claim for the maximum claim amount possible against Dane County Title Insurance Company and/or its underwriter for failure to include the special warranty deed in the title search and as an exception to title insurance, second by

Hirsch. Motion passed 7-0.

2. Blacksmith Shop update

Springman informed the group the Blacksmith Shop is scheduled to be demolished by 12/31/19 for \$40,000. The RDA does have the ability to pursue a different contractor to perform the demolition until 10/15/19 and void change order number 4.

Springman will reach out to Curt Brink for permission to contact Al Bachman to discuss the demolition options available.

3. Power Plant proposed Landmark boundary change and possible action

Springman invited Peggy Veregin to the table to discuss this issue.

Motion by Chenoweth to make a recommendation to the Landmarks Commission to include a south boundary line of 30 feet, not a riverbank boundary, and also exclude the headrace from the nomination form, second by Hirsch. Motion passed 7-0.

4. Possible action on master developer guidance form and public information meeting

Motion by Trow to accept the master developer guidance form pending the change suggested by Hirsch, second by Reeves. Motion passed 7-0.

Motion by Trow to hold a public information in early August, second by Chenoweth. Motion passed 7-0.

5. 2020 CIP process update and possible action

Director Friedl informed the group there has been no change to the CIP due to the uncertainty surrounding the Riverfront Development timeline.

6. Downtown Revitalization Subcommittee report and possible action on replacement for Sylvia Lawrence

Trow provided the RDA with an update related to the recent Downtown Revitalization Subcommittee meetings and activities.

Motion by Trow to approve the appointment of Peter McMasters to the Downtown Revitalization Committee, second by Doom. Motion passed 7-0.

Future Agenda Items:

Review of public meeting

Downtown Revitalization Committee update

Marathon site update

Blacksmith Shop updated

Adjourn

Motion by Hirsch to adjourn the meeting, second by Trow to adjourn at 8:36 p.m.