

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, July 14, 2021 6:00 p.m.

Remote GoToMeeting ID 932-205-485

Present: Dale Reeves, Regina Hirsch, Ozzie Doom, Denise Duranczyk, Lukas Trow, Roger Springman (6:07 pm)

Absent and excused: Pete Manley,

Others present: Finance Director Friedl, Gary Becker, Attorney Dregne

Call to order: Reeves called the meeting to order at 6:01 p.m.

Communications:

Reeves informed the group that Springman and Manley will not be attending this evening.

Public Comments:

None.

Approval of minutes from June 9, 2021:

Motion by Duranczyk to approve the June 9th minutes, second by Hirsh. Motion carried 5-0.

Chair Report

Reeves noted the Power House is going before the State Historical Review Board in August.

Reeves gave a brief update on the WEDC grant opportunities related to the CDI grant program. Becker clarified that the grant amount has been cut in half to make the program more competitive.

New Business

- a. Discussion regarding revised Riverfront Development timeline

Attorney Dregne gave the RDA a brief overview of the most recent draft Real Estate Purchase and Sale Agreement and the updated timeline for meeting the contingencies and closing deadline.

The RDA recommended using the same date to meet the contingencies and closing in the final draft agreement to allow more time for the WEDC grant to be approved.

Attorney Dregne also walked through the Development Agreement Summary of Main Elements.

- b. Discussion and possible action regarding options available for structuring the Riverfront Development request for TIF assistance

Attorney Dregne walked the RDA through the City's TIF Policy. He clarified that the applicant for TIF assistance could be either the RDA or Curt Brink. He recommended

that RDA be the sole applicant for TIF assistance and have the Finance Director draft a report and presentation to the Council explaining why TIF assistance is needed to develop this property.

Old Business

- a. Discussion and possible action regarding RDA informational materials

Some minor edits were suggested and this document will be brought back at a future meeting for a final action.

Future Agenda Items:

- Power House status update
- Purchase and Developer Agreement

Adjourn:

Motion by Duranczyk to adjourn the meeting, second by Springman. Meeting adjourned at 7:45 p.m.