

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, August 11, 2021 6:00 p.m.

Remote GoToMeeting ID 872-302-813

Present: Dale Reeves, Regina Hirsch, Ozzie Doom, Denise Duranczyk, Lukas Trow, Roger Springman, Pete Manley

Absent and excused: None

Others present: Finance Director Friedl, Mayor Swadley, Peggy Veregin, Gary Becker, and Curt Brink

Call to order: Reeves called the meeting to order at 6:00 p.m.

Communications:

None.

Public Comments:

None.

Approval of minutes from July 14, 2021:

Motion by Duranczyk to approve the July 14th minutes, second by Doom. Motion carried 6-0, with Manley abstaining.

Chair Report

Reeves brought up the idea of historical commemorations for the Riverfront and how to incorporate this into the City's 175th anniversary next year. Springman mentioned it would make sense to visit and partner with the other historical groups in the City (Landmarks Commission, Historical Society, etc.). This topic will be discussed at the next regular RDA meeting.

New Business

Peggy Veregin was invited to discuss the Depot Hill District. She noted the district is not listed in the register due to past objections by property owners. If those objections are lifted, all contributing properties in the District will become eligible for tax credits for rehabilitation purposes. She informed the RDA that the Landmarks Commission will not play a role in the process of getting the District listed, and that work is done at the State Historic Preservation Office level. She also informed the RDA that any individuals who objected in the past are required to lift those objections. Once all the information is compiled at the State level, it will be forwarded to the National Park Service for review. The City will receive an informational packet due to being a property owner in the District.

- a. Discussion and possible action regarding RDA's request for TIF assistance

Motion by Trow to submit the document to Finance Committee for approval with the proposed edits and any additional edits provided by the City Attorney, second by Duranczyk. Motion carried 7-0.

Old Business

- a. *** Discussion and possible action regarding the Real Estate Purchase and Sale Agreement between the City of Stoughton Redevelopment Authority, the City of Stoughton, and Stoughton Riverfront Development, LLC ***

Motion by Duranczyk to accept the Real Estate Purchase and Sale Agreement as amended below as well as any additional edits provided by the City Attorney, and move forward to Finance Committee for approval, second by Trow. Motion carried 7-0.

Changes recommended:

- Replace all references to "Holly Licht" with "Candee Christen"
- Change "Contingency Deadline" in section 3. (a) to February 28, 2022
- Change all references to "TIF Development Agreement" with "Agreement to Undertake Development" to remain consistent
- Change reference to "Section 7" in Section 8 (d) and (h) to "Section 8"

- b. *** Discussion and possible action regarding the Agreement to Undertake Development between City of Stoughton Redevelopment Authority, the City of Stoughton, and Stoughton Riverfront Development, LLC ***

Changes recommended/clarification needed:

- Replace all references to "Holly Licht" with "Candee Christen"
- Replace all references to "Curt Vaughn Brink LLC" with "Stoughton Riverfront Development, LLC"
- Update the August 31, 2021 deadline in Section D
- Recitals 2. – Add verbiage addressing the fact that the public improvements will impact more than just the Phase 1 Land

The RDA agreed to bring all three documents discussed at this meeting back for a final review at a special meeting tentatively planned for August 19, 2021 starting at 6:00 p.m.

Future Agenda Items:

- Power House status update
- East Main Street/Depot Hill Development Plan
- Historical commemorations
- WEDC Main Street Bounce Back Program

Adjourn:

Motion by Duranczyk to adjourn the meeting, second by Springman. Meeting adjourned at 7:30 p.m.