

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, April 8, 2015 – 5:30 p.m.

EMS Training Room/516 S. Fourth St., Stoughton WI

Present:

Scott Truehl, Dan Kittleson, John Kramper, Steve Sletten, Jim Schaefer, Peter Sveum, Ron Christianson, Sid Boersma and Finance Director Laurie Sullivan

Absent:

None.

Others Present:

Mayor Donna Olson, Tom Selsor, Gary Becker, Ryon Savasta, Mike Engelberger, Planning Director Rodney Scheel, Attorney Matt Dregne, Dave Porterfield and Lisa Aide

Call to order:

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

Communications:

None.

Approval of March 11, 2015 Meeting Minutes:

Moved by Christianson, seconded by Boersma, to approve the minutes of the March 11, 2015 RDA meeting as presented. Motion carried unanimously.

Discuss any Redevelopment Area Number One developments:

Gary Becker handed out and went thru the Stoughton Riverfront Redevelopment Schedule & Work Plan. Becker pointed out a few highlights – Phase II will be delayed until July to take advantage of available grant money, Developer Proposals will not go out until we have site control with a due date targeting the end of August, rezoning is on schedule with the Planning Commission taking up at their next meeting. Becker reviewed and discussed the many grants available and their deadlines as shown on the Sources & Uses of Funds Summary that was provided. Becker confirmed that the Plan covers all the riverfront properties – Mill Fab, City garage and Highway Trailer building.

Becker went thru the Draft Request for Proposals for the Riverfront Redevelopment Area with the Committee. Discussion on timeline of the Proposals took place. Need to wait until RDA has control – an accepted purchase agreement from the Receiver and court approval before they can be sent out. Looking at middle to end of May for Proposals to go out with a deadline to return the end of August so that they can be reviewed at the RDA meeting in September where a short list of developers will be approved and presentations by developers at the October meeting to follow with a selection by the end of October. Vierbicher will be sending out the RFP's by a direct mailing, looking to get some local promotion and press and is hoping 6 to 8 developers respond with proposals.

Becker stated that the RFP will have links to all of the plans on the website for developers. Developers will be encouraged to look at private owned properties adjacent to the Riverfront Redevelopment Area and include them in their proposal. Sveum asked Planning Director Scheel to review the draft and let the RDA know of any concerns he may have before our May meeting. Becker stated that the final RFP will be ready for the May meeting for approval by the committee.

Sveum informed the Committee that MobCraft, the interested party in the Power Plant, has refocused their plans and Stoughton is no longer an option for them. Sveum instructed Becker to include that property in the RFP as well for potential developers to consider.

Sveum stated he contacted Mark Badger to see if he would be interested in making a presentation to the RDA on his Yahara Riverfront Station project that Sveum read about in the paper. Committee agreed that his presentation would be beneficial and to have Sveum invite him to our next meeting.

Dave Porterfield with Movin Out joined the Committee. He stated that he was there to gather information and to see if the RDA had any plans for the Riverfront area and was happy to hear Becker's presentation. He just finished a project in Waunakee and is interested in doing possibly another project in Stoughton. He will be looking at the market to see if the economy and need is right and then he will submit a proposal once the RFP's come out.

Marathon Site Update:

Ryon Savasta joined the Committee to give an update on the Marathon Site. Lee & Associates sent out 60 direct mailers to potential medical users and is now in the process of following up with them. He did an e-mail blast to 600 users – developers, real estate agents, etc. Just trying to get interest back in the site with no hard inquires to report at this time.

Revolving Loan Fund Update:

Sveum stated that there was nothing new at this time to report.

Vierbicher Report on Mill Fab area investigation:

Becker stated nothing more to add at this time.

Closed Session - Mill Fab Offer to Purchase:

Moved by Schaefer, seconded by Boersma, to close the meeting per State Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and then reopen for the regular course of business Re: Discuss possible option to purchase property known as the Mill Fab site. Went into closed session at 6:32 p.m.

Moved by Truehl, seconded by Schaefer, to reopen the meeting for the regular course of business at 7:00 p.m.

Motion by Truehl, seconded by Christianson, to approve the Purchase Agreement as presented, to authorize the City Attorney and the Chair of RDA to adjust schedules as necessary, to approve the April 16, 2015 deadline for the acceptance of the Offer, Agreement is subject to Council approval and authorization of funding, and RDA approval of Phase II Environmental study results and to move that the Chair is authorized to make minor changes as deemed necessary to execute the Purchase Agreement. Motion carried unanimously.

Future Agenda Items:

Elect Chair & Vice Chair

Redevelopment Area Number One developments

Approval of Request for Proposals for the Riverfront Redevelopment Area

Presentation by Mark Badger: Yahara Riverfront Station project

Marathon Site Update

Adjourn:

Moved by Boersma, seconded by Christianson, to adjourn at 7:01p.m.

Respectfully submitted,

Lisa Aide

Finance Department