

## REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, December 12, 2018

5:30 p.m. Hall of Fame Room, Stoughton City Hall

**Members Present:** Roger Springman, Regina Hirsch, Denise Duranczyk, Dale Reeves, Lucas Trow, Carl Chenoweth called in at 7:00 p.m., Brian Girgen joined at 5:40 p.m.

**Absent and Excused:** None

Others Present: Mayor Swadley, Finance Director Friedl, Alexander Cramer, Emily Bahr, Attorneys Dregne and Callan joined at 6:15 p.m., Gary Becker joined at 8:20 p.m.

**Call to Order:** Called to order at 5:30 p.m. by Springman.

### **Communications**

Springman reminded members about the Beloit tour scheduled for Monday, December 17, 2018.

Springman informed members that the WI Counties Association will be holding a workshop on January 31, 2019 relating to how other communities are focusing on their downtowns.

Springman noted that Gary Becker was informed the Public Works site will be eligible for a SAG grant through WEDC.

Springman discussed possible options for moving forward with the RDA's Website revisions.

### **Public Comments**

None

### **Discussion and possible action regarding the appointment of Finance Director Friedl as the Executive Director of the City of Stoughton Redevelopment as recommended by the City of Stoughton Common council**

Motion by Duranczyk to approved Finance Director Friedl as the Executive Director of the City of Stoughton Redevelopment Authority. Second by Trow. Motion passed 5 to 0.

### **Approval of November 14, 2018 minutes**

Motion by Duranczyk to approve the November 14<sup>th</sup> minutes, second by Hirsch. Motioned passed 5 to 0.

### **Finance Report**

Director Friedl provided a brief overview of the year-to-date November 30<sup>th</sup> financial statements for the RDA, TIF No. 5 and TIF No. 8.

## **Old Business**

- a. **Update on Marathon site and possible action on new offer to develop site from party who previously breached the original offer.**

Motion by Hirsch to determine if the bank will offer a commitment beyond the comfort letter, confirm the bank is aware of the environmental issues, require closing date within 60 days, require ground breaking by early spring, and guaranteed increment by 12/31/19. Second by Girgen. Motion passed 5 to 1.

- b. **Update on revolving loan program changes**

Trow noted that WWBIC is working on the changes discussed at the last meeting and that he is working on revising the flyer.

- c. **Blacksmith shop insurance claim legal review and possible action**

Motion by Duranczyk, second by Hirsch to go into closed session at 6:15 p.m. On roll call vote, motion passed 6 to 0.

Motion by Duranczyk, second by Girgen to go into open session at 8:16 p.m. Motion passed 6 to 0.

- d. **Update on property transfer coordination with City**

Springman noted this process is in motion and that he will be attending the December 13, 2018 Landmarks Commission meeting. He plans to provide an update at the next regularly scheduled RDA meeting.

Becker noted that the Public Works site is eligible for WEDC money and ownership does not have much of an impact on the property's eligibility status. Becker will provide a draft SAG grant agreement at the next regularly scheduled RDA meeting.

- e. **Update on riverbank and trail work planning for 2019**

Director Glynn is writing a RFP for the Mandt Park Master Plan and that includes some design on the Mandt Park side. He is also looking into one trail designer to work on both the Mandt Park and RDA sides of the River. He is also working on the Dam removal language and how to coordinate this work with the Whitewater Park. Springman noted that Lacey wanted to do all the work, but the permitting requirements may warrant a more well-known company in WI that is familiar with all of the requirements (DNR, etc.).

- f. **Update on downtown plan resolution with City Council and possible action**

Motion by Duranczyk, second by Hirsch to table until the next regularly scheduled RDA meeting. Motion passed 6 to 0.

**g. Update on RFEI process and draft report**

Becker provided a summary of the draft RFEI and requested recommendations for supporting graphics. The members requested that Becker trim all unnecessary information from the RFEI and focus more on the RDA's vision and goals so it will more resemble what La Crosse issued.

**Agenda items for January meeting**

- RFEI
- Blacksmith Shop lawsuit and bracing
- Downtown plan resolution
- Revolving loan fund
- Website

**Adjourn**

Motion by Hirsch, second by Duranczyk to adjourn the meeting at 9:09 p.m. Motion passed 6 to 0.