

# REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, March 14, 2018 . 5:30 p.m.  
Fire Dept. Training Room

## **Present:**

Scott Truehl, Roger Springman, Peter Sveum, Regina Hirsch, John Kramper, Ron Christianson and Finance Director Tammy LaBorde

## **Absent and excused:**

None

## **Others Present:**

Gary Becker and Todd Nelson

## **Call to order:**

Truehl called the meeting to order at 5:30 p.m.

## **Communications:**

LaBorde passed out a flyer from the Stoughton Chamber of Commerce about a Community Expo they were having on April 19, 2018. If RDA is interested in participating there is a \$75.00 fee.

## **Approval of the February 14, 2018 RDA Meeting Minutes:**

Moved by Hirsch, second by Christianson, to approve the minutes of the February 14, 2018 RDA meetings as presented. Springman requested minutes be changed to reflect that the RDA wait until after the April elections to select a member for the Whitewater Park steering committee. Motion carried unanimously with the requested change.

## **RDA Financial Report:**

LaBorde presented the RDA financial report. She reported the charges for 433 & 439 East South Street was for the Holley Moulding property for storm water charges. Questions were raised if we would be getting a credit or if the charges would be reevaluated after the demolition takes place. LaBorde will check with Planning Director Scheel about credits. Moved by Sveum, seconded by Christianson, to adopt the financial report as presented. Motion carried unanimously.

## **Discussion and possible action regarding RDA members:**

Discussion took place on the status of various RDA members. Kramper has resigned due to the fact he will be leaving Stoughton and moving to McFarland. Duranczyk had to resign due to being selected to fill a council seat and Truehl will be resigning April 17<sup>th</sup> with his decision not to seek reelection as a council member. Upcoming absences were discussed with Christianson and Becker being out of the country for several weeks. LaBorde stated the new Mayor is responsible for making appointments to committees. Appointments will take place at the reorganizational meeting on April 17<sup>th</sup>.

**Discussion and possible action regarding Revolving Loan Fund:**

Kramper reported that he talked with An, our loan officer at WWBIC, about possibly changing to a 0% interest for the loans. An said we would have to adopt and amend our contract with WWBIC to make any changes to the program. Kramper believes dropping interest rate to 0% would generate more interest. Hirsch suggested bringing in downtown business owners to see what they would like the program to look like. Discussion also included making a sub-committee, simplifying the program and changing loan criteria as ways to jump start the program. It was decided to keep this as an agenda item to keep it moving forward.

**Discussion and possible action regarding Marathon site:**

Discussion took place about correspondence that was received by Sveum from Todd Nelson and True North Consultants right before the start of the meeting. Nelson is requesting to move the closing date to June to allow time for him to do a Phase 1 study to determine what clean up needs to be done on the site before construction can start. Sveum stated a study and all reports were provided to Nelson in August of 2017 and to ask for an extension once again on the closing date was unacceptable. Discussion took place on requiring a clause in the closing that there be a guarantee of \$800,000 assessed value on the property by 12/31/18.

Moved by Hirsch, second by Springman, to extend the closing date to 6/4/18. Discussion took place. Truehl made a friendly amendment to add no later than 6/4/18. Motion passed unanimously with Kramper abstaining.

Moved by Sveum, second by Christianson, to amend the motion to include not later than 6/4/18 and to include a payment in lieu of taxes of \$800,000 guarantee of taxable valuation as of 12/31/18. Amended motion passed unanimously, with Kramper abstaining.

Sveum will let broker know the decisions made at the meeting to see if they would like to continue to move forward.

**Discussion and possible action regarding TIF restructure:**

**a. Review TID Plan for subtraction from TID #5:**

Becker reminded committee that subtracting TID#5 will require an amendment. He went through the information he brought to the meeting and asked for any suggested changes. Contact page will need to be updated, Map 2 needs to say Map 1 and Becker will review the boundary descriptions. Reviewed list of parcels that will be removed and that the 2010 values will be used as to what amount gets subtracted out. Becker mentioned that the list of parcels that will stay in are about 51% blighted which is above the 50% that is required. LaBorde stated the TID #5 audits will be done in a few weeks and Becker will use those numbers for the economic feasibility study. Becker added the carpet warehouse demolition and may have to add the highway trailer building as well. Becker said this was a review of the first draft and no motion or action was needed at this time.

Meeting paused at 7:00 p.m. for the City of Monona Riverfront Development presentation by Sonja Reichertz.

Meeting reconvened at 7:52 p.m. with 5 members present. Christianson was absent.

**b. Review land use and zoning maps for new TID #8:**

No discussion.

**c. Set Public Hearing Date:**

Discussion took place on when to have a public hearing- May or June? It was discussed if there was a need to have a meeting between Council and RDA with Mindy Habecker as the facilitator. June was decided to be a better month for the Council/RDA meeting.

**Riverfront Redevelopment Area:**

**a. Update regarding Powerhouse:**

Truehl reported he received questions on the maintenance of the historic building. LaBorde will talk with Planning Director Scheel about the broken windows, roof and access to the building. We will need to get a quote for roof repairs and remobilization costs. Becker stated there may be a grant to help cover the costs.

**b. Millfab/Carpet Warehouse demolition update:**

Truehl reported that Millfab is expected to be completed by the end of March and then the fencing will be compressed. Carpet Warehouse will start in April and take about a month and the demolition of the Highway Trailer buildings would then begin and should be down by December 1<sup>st</sup>.

**c. Follow up on Access to Highway Trailer Building:**

Truehl referenced the memo that was provided in the packet about gaining access to the Highway Trailer Building.

**d. Update on Highway Trailer Building:**

- **Plan for demolition:**

Truehl will ask for sequencing of demolition and will share the demo plan when he has it. Hirsch inquired about saving the bricks. Truehl said we would have to secure the site once demolition is complete.

- **Idle Sites Grant application:**

Becker will start work on the application process.

**Discussion regarding rescheduling April meeting date:**

After discussion, Monday, April 16<sup>th</sup> at 5:30 was decided on for the April meeting date.

**Future agenda items – Review and Discussion:**

Historic Structures  
Revolving Loan Fund  
Riverfront project

**Adjourn:**

Moved by Sveum, second by Kramper, to adjourn at 8:25 p.m. Motion carried unanimously.

Respectfully submitted,  
Lisa Aide  
Deputy Treasurer