

# **REDEVELOPMENT AUTHORITY MEETING MINUTES**

**Wednesday, June 10, 2020 6:00 p.m.**

**Remote GoToMeeting ID 168-298-173**

**Present:** Dale Reeves, Regina Hirsch, Pete Manley, Ozzie Doom, Lukas Trow

**Absent and excused:** Roger Springman, Carl Chenoweth

**Others present:** Finance Director Friedl, Mayor Swadley, Laura Callan (joined at 6:47 p.m.), Gary Becker (joined at 6:04 p.m.)

**Call to order:** Reeves called the meeting to order at 6:02 p.m.

## **Communications:**

Reeves informed the members an email containing additional information relating to the closed session Marathon topic was disseminated just prior to the start of the meeting.

Manley and Reeves provided a summary of the walk through of the Riverfront area with Brink and his team and what the project timeline may potentially look like going forward.

## **Public Comment:**

None.

## **Approval of minutes from May 13, 2020:**

Motion by Hirsch to approve the May 13<sup>th</sup> minutes, second by Doom. Motion passed 5-0.

## **Finance Report:**

Director Friedl provided a summary of the 5/31/20 RDA, TIF 5 and TIF 8 financial results.

## **Chairperson's Report:**

Reeves provided a brief summary of the Chairperson's report that was provided in the packet. Discussion followed in relation to the Riverfront development and realistic expectations and milestones going forward.

## **New Business:**

### **a. Revolving Loan Fund 1<sup>st</sup> Quarter 2020 Report**

Director Friedl provided a summary of the information contained in the 1<sup>st</sup> Quarter 2020 RLF Report and potential options for additional funding in the future.

### **b. Stoughton Public Works Garage Phase II Environmental Site Report**

Becker provided a brief summary of the conclusions in the report and expressed his relief that the findings in the report are not material in terms of potential remediation efforts that will be required. Director Friedl noted he would forward the report to Brink for his review.

## **Old Business:**

### a. Further discussion on possible TIF 5 projects

Hirsch noted she believes the area with the most potential for future development/improvements is just north of Main Street on either side of the railroad tracks.

Additional discussion also followed in relation to potentially building a bridge over the railroad tracks and uses/options for the Stoughton Trailers property located in the district.

Becker noted there is potential for a boutique hotel in this area as well.

Primary purpose of the Redevelopment Plan update will be to communicate the desired future land use for this area.

Reeves recommends the RDA should include an actionable item on the next agenda to begin focusing on the area just north of Main Street on either side of the railroad tracks. Becker further recommends pulling this particular area out of the current Redevelopment Plan and create a standalone plan for this area instead.

### b. Further discussion on ownership of Ayers Report

The RDA agrees the area business owners will need to spearhead a number of the recommendations in the report. Trow noted that a final presentation by Ayers might assist with prompting area business owners and members of the Subcommittee to focus how to bring the ideas in the report to fruition.

### c. \*\* Marathon site discussion and update

Motion by Hirsch to go into closed session at 7:14 p.m., second by Trow. Motion passed by roll call 5-0.

Motion by Hirsch to go into open session at 7:41 p.m., second by Manley. Motion passed by roll call 5-0.

\*\* The RDA may convene in closed session pursuant to sections 19.85 (1)(e) and (g), Wisconsin Statutes to confer with legal counsel regarding negotiations and litigation strategy related to the Marathon site redevelopment project

**Topics for July 8, 2020 RDA meeting:**

- Presentation from Gary Becker on the newly created redevelopment area
- Riverfront design and project timeline

**Adjourn:**

Motion by Trow to adjourn the meeting, second by Doom. Meeting adjourned at 7:44 p.m.