

## REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, August 8, 2018

Hall of Fame Room

**Present:** Roger Springman, Denise Duranczyk, Carl Chenoweth, Regina Hirsch

**Absent and Excused:** Brian Girgen, Ron Christianson, Lukas Trow

**Others Present:** Mayor Swadley, Planning Director Scheel, Director of Finance/Comptroller Friedl, Gary Blazek, Kurt Straus, Dan Maki, Timothy Riley, Greg Jensen, Emily Bahr

**Call to Order:** Springman called the meeting to order at 5:35 p.m.

### **Introduction of Jamin Friedl, Finance Director/Comptroller**

Director Friedl provided the group with a brief summary of his past experience and his future involvement with the Redevelopment Authority (RDA).

### **Communications**

Springman recapped discussions held with Director Friedl related to abbreviated minutes going forward that will focus on motions/decisions, timetables and other key decisions made. Audio recordings of the meetings will be retained for 1 year following each meeting.

Springman recapped discussions held with J. Jeffers and Co. (Jeffers) held in June. Jeffers is currently showing interest in developing the Riverfront site, but much of their informal proposal is based on the whitewater park progressing. Officially, no formal contact will take place until the plans for the whitewater park are finalized and the JRB work proposed for September is completed.

Springman discussed pay request #6 and provided a signed copy to Director Friedl for payment. Springman noted some concern related to the amounts spent to date; however, Blazek stated the contractor will complete the existing project within the contract parameters and has no concerns.

### **Public Comments**

None.

### **Approval of July 11<sup>th</sup> Minutes**

Motion by Duranczyk to approve the July 11<sup>th</sup> minutes, second by Hirsch. Motion passed 4-0.

### **Finance Report**

Director Friedl provided a brief overview of the year-to-date June 30<sup>th</sup> financial statements for the RDA. Duranczyk requested some clarification on adjustments made between operating and administration expenses. Director Friedl will follow up and provide clarification related to those adjustments. The members present also agreed that all costs related to the RDA should be accounted for in future financial reports.

## **Old Business items**

### ***a. Blacksmith Shop Structural Engineering Report and possible action***

Chenoweth began by providing a brief history on the decision to salvage blacksmith shop. Maki provided suggestions and invited Straus to provide a summary of the exterior of the building and overall structure.

Blazek provided pictures and construction updates and Straus clarified that a portion of their work related to reviewing the existing structure. Their work included verifying what currently exists and to develop a plan that will address all the different types of columns and level of deterioration. Straus noted the brick masonry is in very bad shape and certain sections would not meet current codes. Straus then summarized the options available in Structural Integrity, Inc.'s letter dated June 26, 2018. Those options are as follows:

- Provide most probable cost estimate for each option or a combination thereof
- Provide design materials for Option 1 – Stabilize steel structure and remove all masonry walls
- Provide design materials for Option 2 – Stabilize and save the steel structure and East masonry walls
- Provide design materials for Option 3 – Stabilize and save the steel structure and rebuild the masonry walls

Discussion ensued related to clarifying the options available and what would be most attractive to potential developers and cost effective to overall project.

Costs quoted for the aforementioned options would include plan and design materials showing how to stabilize the existing structure options to be left in place for a window of 3-5 years. Specs and bidding materials would be in addition to the quoted costs.

Springman inquired if the building will last through the winter if nothing done. Straus's response was it is a 50/50 chance.

Motion by Chenoweth to accept Structural Integrity, Inc.'s proposal to proceed with the most probable cost development for Option 1 not to exceed \$5,000, pending revised proposal from Structural Integrity, Inc. Second by Duranczyk. Motion passed 4-0.

### ***b. Idle sites and SAG grant updates***

Motion by Chenoweth confirming draft contract is acceptable and authorizing Springman to sign final contract if terms are not materially different. Second by Duranczyk. Motion passed 4-0.

### ***c. TID 5/TID 8 and September JRB meeting update***

Tabled due to no quorum

### ***d. Discussion and possible action on process to select developers***

Tabled due to no quorum

***e. Stoughton Trailers Warehouse update***

Tabled due to no quorum

***f. 2018-2019 CIP update***

Tabled due to no quorum

***g. Marathon site update***

Tabled due to no quorum

**New Business items**

***a. TID 5 Audit discussion***

Tabled due to no quorum

***b. Action on Public Works and Power house parcel transfer report***

Springman provided a brief history related this item and noted the intent of the RDA is to communicate to the City Council that the RDA is planning to request the transfer of ownership of these properties to the RDA. Springman will prepare draft language and forward to Attorney Dregne for review.

Motion by Hirsch approving Springman to move forward with preparing draft language related to the transfer of the public works and power house properties. Second by Chenoweth. Motion passed 4-0.

***c. Discussion on Community Brick Access change order***

Motion by Hirsch to deny community access to purchase bricks salvaged from the HWY Trailer Building. Second by Chenoweth. Motion passed 3-1 with Springman voting No.

Motion by Hirsch requesting the RDA to purchase 5-10 pallets of bricks salvaged from the HWY Trailer Building. Second by Chenoweth. Motion failed 2-2 with Springman and Duranczyk voting No.

**Agenda and topics for next RDA meeting**

Tabled due to no quorum

**Adjournment**

Hirsch moved to adjourn the meeting, second by Carl. Motion passed 4-0. Meeting adjourned at 7:25 p.m.