

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, April 10, 2019
Hall of Fame Room

Present: Roger Springman, Regina Hirsch, Dale Reeves, Lukas Trow, Carl Chenoweth, Brian Girgen

Absent and Excused:

Others Present: Mayor Swadley, Director Friedl, Michael Carlson, Theresa Abel, Alexander Cramer, Emily Bahr

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

Communications:

Springman noted the changes Director Gillingham communicated to him regarding the RDA's insurance needs. Reeves has agreed to research the insurance requirements and procure the policies needed.

Director Glynn notified Springman that the Madison Area Sports Commission is holding a workshop on May 1st related to public/private partnerships.

The Marathon site closing is proceeding as scheduled and an approval letter from the bank has been delivered to the RDA. The stormwater issues at the Van Buren property are still ongoing and hope to be resolved in the coming weeks.

Public Comments:

Michael Carlson from Impact Consulting introduced himself.

Approval of March 13th Minutes

Motion by Chenoweth to approve the March 13th meeting minutes, second by Trow. Motion passed 6 to 0.

Annual Transition Plan

Mayor Swadley provided a brief overview of the tentative plan going forward.

Brian Girgen confirmed he will be stepping down from the RDA due to job responsibilities.

Finance Report

Director Friedl provided a brief summary of the YTD 3/31/19 financial statements for the RDA, TIF No. 5 and TIF No. 8.

Old Business Items

- a. Downtown revitalization subcommittee report

Trow provided a summary of the most recent meetings and the status of the RFQ process. Trow will provide additional updates at upcoming RDA meetings.

- b. Public Works/Power House transfer process update

Mayor Swadley provided a status update related to the Public Works demo. Girgen noted abatement specs will need to be done first and the demo contract would more than likely be a separate process. Discussion followed related to process going forward.

Springman provided a status update related to the Power House transfer discussions.

Discussion followed related to the specific details and overall plan to work with potential developers and the Landmarks Commission going forward.

c. Blacksmith shop update

Springman provided a summary of the 3/22 mediation proceedings and the fact that no additional progress was made. The attorneys have drafted a new direction which will be provided to the RDA in the near future.

d. RFEI evaluation process discussion and possible action

Springman provided a draft RFEI Evaluation Plan to the members. Discussion followed and the members were in agreement with the plan as provided pending some minor edits/additions.

e. Phase II remediation update

No discussion.

f. SAG-WAM grant updates

Springman provided a status update related to the most recent SAG-WAM grant application.

g. Municipal liability exemption update and possible action

No action taken.

New Business Items

a. Discussion and possible action regarding the use of TID 4 RDA funds to cover costs associated with grant consulting work to be performed by GWB Professional Services in relation to the property located at 524 E. Main Street

b. Able Gallery grant application discussion and possible action

Motion by Chenoweth to combine New Business Items a and b, second by Trow. Motion passed 6 to 0.

Theresa Abel was invited to the table to provide a brief overview of their existing business and project specifics.

Motion by Chenoweth to approve up to \$1,500 in TIF 4 funds to cover the costs associated with grant consulting work to be performed by GWB Professional Services in relation to the property located at 524 E. Main Street, second by Trow. Motion passed 6 to 0.

c. Discussion on erosion control at riverfront and possible action

Springman provided a summary of the pending erosion control issue at the riverfront location and additional discussion/action will take place at the May 8th RDA meeting.

Agenda Items for the May 8th, 2019 Meeting

Special meeting to be held related to mediation
RFEI
Abel application
Insurance
Blacksmith Shop

Adjourn

Motion by Chenoweth to adjourn the meeting, second by Trow to adjourn at 7:15 p.m.