

## REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, August 15, 2018

Hall of Fame Room

**Present:** Roger Springman, Denise Duranczyk, Carl Chenoweth, Regina Hirsch, Lukas Trow, Brian Girgen

**Absent (not excused):** Ron Christianson

**Others Present:** Mayor Swadley, Planning Director Scheel, Director of Finance/Comptroller Friedl, Gary Becker, Parks and Recreation Director Glynn,

**Call to Order:** Springman called the meeting to order at 5:30 p.m.

### **Communications**

None

### **Public Comments**

None.

### **Whitewater Park Funding and UW-Madison Economic Impact Study**

Parks and Recreation Director Glynn gave an overview on funding progress and said that he recently spoke with a representative from the Wisconsin Department of Natural Resources (DNR) and was told that the grant is currently at the administrative level and a meeting will be held late August/early September.

Glynn also said that he expects the UW-Madison's economic impact study on the proposed Whitewater park to be released very soon and results will be made available to the community.

### **Gary Lacey Presentation Offer**

Springman spoke with Gary Lacey, engineer and designer of Stoughton's Whitewater Park, who has designed nearly 120 parks across the country. Lacey is prepared to help the RDA understand commercial service needs around whitewater parks by either coming back in Sept./Oct. to make a presentation or otherwise providing resource materials.

### **Public Works and Powerhouse Parcel Request**

The memo written by Springman requesting the transfer from the City to the RDA of the Public Works Facility and the Powerhouse parcels was included in the packet. Action is expected to be taken at the next City Council meeting.

### **Blacksmith Shop Update**

Springman gave an overview of what happened at the previous RDA meeting on the topic of Blacksmith Shop stabilization for the benefit of Girgen and Trow who were unable to attend. He noted that Option #1 was selected from Structural Integrity's list and that they will come back at the Sept. meeting and provide a fiscal estimate for RDA consideration.

Director Friedl will provide an examination of consulting fees to date and present them at the next meeting.

A short discussion related to historical tax credits to be use for stabilization was held and it was determined none are available.

### **Ed Lineville Special Meeting Offer**

Springman reported that Lineville, an architect from Madison, has offered his services to help the RDA with the Riverfront Project.

Blake George, the commercial realtor who offered the Marathon site on Main St., informed Springman that a form of housing that is gaining in popularity is active senior housing. Opportunity exists with the whitewater Park, trail systems, etc. to pursue this type of housing in and around Stoughton.

### **Discussion on Steps and Actions to Prepare a Development Planning Framework for Riverfront Project**

Becker commented that we are currently 90% of the way through the TID 5 and 8 restructure process. A meeting will be held on 9/6, he reported that the Joint Review Board (JRB) will be holding its final meeting on the creation of TID 8 and that a plan to finalize the project should be available in mid-September. The final Paperwork related to the restructure is due and 10/30 and Becker sees no issues with meeting that deadline.

Becker also discussed the three (3) priorities that need to be addressed when preparing for developer solicitations.

1. The RDA needs to gain control of the public works and powerhouse sites.
2. The RDA needs to define what success will look like.
3. How to develop the property.

Becker presented a scoring matrix to assist in meeting the aforementioned priorities and the overall evaluation of the developer proposals. The matrix contained information related to evaluating the following criteria:

- 1) Are the proposals viable (funding, reputation, experience)?
- 2) How to evaluate based on development objectives (subjective in nature)?
- 3) City/RDA involvement in development?

Discussion followed related to the proposed matrix and suggestions were given. Becker will fine tune and have available for next meeting. The matrix itself will remain as a standing agenda item for the next few months.

Significant discussion was held specifically related to item 3). Does the RDA want to manage the development (hire an outside party to manage on behalf of the RDA and parcel out to multiple developers)? Major concern is the RDA's capacity to deal with this method, but it does give the RDA/City more control over the development. There is also less risk associated with this method because the RDA will not be dealing with a master developer that could possibly fall through. It also allows more control over the phasing, but is also more complex. The other method(s) available in relation to the development of the property is to hire a Master Developer or settle on some sort of combination of the RDA and a Master Developer sharing the responsibility. Discussions related to this topic will continue over the coming months.

Other topics discussed include:

- Finalization of the WAM Grant for HWY Trailer Building
- Attempt to obtain grant funds for the public works building. This could be an option following the transfer of the property from the City to the RDA
- Phase II for Milfab is expected to be done in October.

#### **Next Meeting and Future Agenda Items**

Continued discussion related to the scoring matrix/process outline

#### **Adjournment**

Chenoweth moved to adjourn the meeting, second by Girgen. Motion passed 6-0. Meeting adjourned at 6:45 p.m.