

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday June 8, 2016 – 5:30 p.m.

Hall of Fame Room/City Hall

Present:

Steve Sletten, Regina Hirsch, Scott Truehl, Dan Kittleson, Peter Sveum, Ron Christianson, John Kramper, Brian Kahl and Finance Director Laurie Sullivan

Absent:

None

Others Present:

Gary Becker, Mayor Donna Olson, Paul Lawrence, Tom Coogan, Jason Scott and Marty Melchoir

Call to order:

Sveum called meeting to order at 5:30 p.m.

Approval of May 5, 2016 RDA Meeting Minutes:

Moved by Kahl, seconded by Christianson, to approve the minutes of the May 5, 2016 RDA meeting as presented. Motion carried unanimously.

Communications:

None

Riverfront Redevelopment Area:

- **DNR/WEDC representatives to discuss clean-up/funding strategies**

Tom Coogan with the DNR and Jason Scott with WEDC gave a brief overview of the different clean up and funding strategies for the riverfront area. There are numerous grants available that they believe would fit this type of restoration and would be willing to work with the RDA to find the right fit. Coogan said that the DNR would need site access and a resolution from the board stating their support before a grant would be awarded. Sveum said we would not have site access until a purchase agreement had been signed. Sullivan said the purchase agreement and resolution can be done at the same RDA meeting when they are ready to move forward. Coogan said the DNR sees potential and are very interested in this project and feels we would have a very good chance at receiving grants. The fact that this is waterfront property, the area is blighted and in the center for the community makes for excellent choice for grants. Timing may be an issue. The money they have now for grants needs to be used by the end of summer, but more money will become available at the end of October.

- **Interfluve representative to discuss riverfront revitalization**

Marty Melchior with Interfluve gave a presentation on designing riverfront projects and restoration. Discussion included river bank stabilization, fish passages and funding opportunities. He also believes this area has many possibilities and there are many grants out there for this type of project.

Kahl questioned why we couldn't start the Riverfront fish passage project now. Sveum responded that we need to have a developer to apply for grants that would help fund the project. Becker will check with Marty Melchoir about the larger grants that may be available and the paperwork necessary for those. Discussion also took place that the Comprehensive Recreation Plan should be revised to include the restoration and fish passages.

- **Review RFP**

Gary presented the Request for Development Proposals for the Riverfront Redevelopment Area. Gary stated he has developers waiting for the final RFP. Moved by Christianson, seconded by Truehl to approve the Request for Development as presented. Motion carried unanimously.

****Milfab update and discuss sheriff's sale of 425 East South St.,
Stoughton WI – Closed Session:**

Moved by Truehl, seconded by Christianson, to close the meeting per State Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties; the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and then reopen for the regular course of business. Time closed: 6:39 p.m. Moved by Truehl, seconded by Christianson, to reopen the meeting for the regular course of business at 6:58 p.m.

Moved by Truehl, seconded by Hirsch, to proceed with an Alta Survey and to secure the access necessary to meet the requirement of the Wisconsin Assessment Money (WAM) grant resolution and to begin the Phase 2 environmental study. Motion carried unanimously.

Marathon Site update:

Sveum reported that Ryon Savasta from Lee & Associates has opted not to renew his contract with us to market the Marathon Site. Sveum is looking for a new broker that is familiar with Stoughton.

Community Development Authority update:

Sullivan and Becker are working towards creating a Community Development Authority (CDA). Sullivan met with the Housing Authority Committee and they are on board with the idea. Attorney Dregne will need to get involved to see what is owned by the Housing Authority and an audit will need to be done. Goal is to have the CDA established by end of the year.

Revolving Loan Fund update:

Sullivan reported no new applications at this time. Inkworks requested information, but has not turned in an application.

Future Agenda Items:

Marathon Site and Revolving Loan Fund updates

Milfab Update

Community Development Authority

Request for Development Proposal

Adjourn:

Moved by Christianson, seconded by Truehl, to adjourn at 7:19 p.m.

Respectfully submitted,
Lisa Aide