

# REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, July 8, 2015 – 5:30 p.m.

Hall of Fame Room/City Hall

## **Present:**

Dan Kittleson, Steve Sletten, Peter Sveum, Tom Selsor, Ron Christianson and Finance Director Laurie Sullivan

## **Absent:**

John Kramper, Scott Truehl & Brian Kahl

## **Others Present:**

Gary Becker, Gordon Steimle(Ogden & Co), Kevin Meicher(Meicher Real Estate), Paul Lawrence and Ryon Savasta

## **Call to order:**

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

## **Introductions:**

Tom Selsor was introduced to the group as our Council representative.

## **Approval of May 13, 2015 Meeting Minutes:**

Moved by Christianson, seconded by Kittleson, to approve the minutes of the May 13, 2015 RDA meeting as presented. Motion carried unanimously.

## **Communications:**

Sveum informed the group that Sustainable Stoughton would like to present at our next meeting. They have a 30 minute presentation that they would like to give that includes a summary of findings from their April public forum, the value of touring nearby riverfront redevelopments and their ideas for the riverfront area. After discussion it was decided that Sveum would invite the group to our August meeting and to ask that the presentation be limited to 15 minutes.

## **Millfab appraisal presentation – Kevin Meicher:**

Kevin Meicher of Meicher Real Estate LLC reviewed the Appraisal Report of the MillFab Manufacturing Facility. Discussion took place. Committee felt report was very thorough and informative. There being no questions for Meicher he left the meeting at 6:02.

## **Marathon Site update:**

Savasta reported that there has been slow, but consistent interest in the Marathon site. Main interest seems to be multi-use development with a drive thru. They will be following up with the mailings that were done earlier in the year. He will continue to give updates and join our monthly meetings when possible. There being no questions for Savasta he left the meeting at 6:11.

**Millfab acquisition – Closed Session:**

Moved by Kittleson, seconded by Selsor, 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: 6:12 p.m.

Moved by Selsor, seconded by Christianson, to direct City Attorney to draft an offer to purchase for the MillFab property with a contingency of Council approval and to give authorization to City Staff and the RDA Chair to negotiate an agreement contingent on Council approval. Motion carried unanimously.

Lawrence left the meeting at 6:34 p.m.

Moved by Christianson, seconded by Kittleson, to reopen the meeting for the regular course of business at 6:46 p.m.

Selsor left the meeting at 6:47 p.m.

**Discuss proposed Zoning Overlay District for Redevelopment District #1 and recommend approval to the Planning Commission:**

Gary Becker reviewed the Planned Redevelopment Overlay Zoning District proposal. The proposal would trigger review from the Planning Commission and the RDA when a buyer/developer was ready to bring in changes to properties in District #1. It would generate communication, but would give no authority to the Planning Commission or RDA. Discussion took place. Need input from Planning Director Scheel and City Attorney Dregne before we can move forward.

**Discuss any Redevelopment Area Number One developments:**

Nothing to report at this time.

**Dane County Build Grant & PARC Grant applications:**

Becker went over a number of grant opportunities that are out there right now. First one was the Dane County PARC and Ride Bike Trail Grant Program. This application is due July 31<sup>st</sup>. This grant could help pay for the intended river walk trail & and area. One obstacle is our Comprehensive Outdoor Recreation Plan needs to include the future river walk area. Discussion with Parks and Recreation Director Tom Lynch needs to take place to get this accomplished. This grant may be one we apply for next year.

The Conservation Fund Grant Program is the second grant Becker talked about. This grant can be submitted anytime of the year. Becker recommended that once the RDA has control of the property they meet with the grant specialists on the best way to apply for the grant. This grant would help cover the costs of payment for the land for the river walk or trail.

The third grant Becker discussed was the Build Grant. The deadline for this grant is September 4<sup>th</sup>. This is a 50% matching grant. Grant could help pay for

the would be developer to go thru the planning process with the community to come up with a master plan. Moved by Christianson, seconded by Kittleson, to direct Vierbicher to work on the Build Grant application and to bring back to the August meeting for review before submission. Motion carried unanimously.

Becker briefly mentioned the PACE program. The Property Assessed Clean Energy (PACE) program aids developers in their desire to save energy and build green friendly. Becker just wanted to have the committee start to think about the program for future discussions.

**Revolving Loan Fund Update:**

Sullivan reported that she has received one application that she forwarded to WWBIC. Sveum will follow up with Mike Hetzel at WWBIC.

**Future Agenda Items:**

Marathon Site and Revolving Loan Fund update  
Build Grant application  
Sustainable Stoughton Presentation  
MillFab Update  
Zoning Overlay District

**Adjourn:**

Moved by Christianson, seconded by Kittleson, to adjourn at 7:30 p.m.

Respectfully submitted,  
Lisa Aide