

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, September 12, 2018

Hall of Fame Room

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

Absent and Excused: Denise Duranczyk

Others Present: Planning Director Scheel, Mayor Swadley, Kurt Straus, Alexander Cramer, Emily Bahr, Peggy Veregin, Timothy Riley, Finance Director Friedl

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

Communications

The group discussed the invoice from the City of Stoughton Chamber of Commerce regarding RDA's membership. Springman requested this be added to October 10th agenda as an action item.

Springman introduced Dale Reeves as a new member of the RDA replacing Ron Christianson.

Hirsch noted she had just received an email from Parks and Recreation Director Glynn stating the economic outlook of the Whitewater Park has just been received.

Springman announced that the SAG Grant performance report was recently submitted.

Springman noted the bonding company for Earth Construction requested status of work and Gary Blazek has fulfilled this request.

Springman noted he had met with Council Member Majewski regarding the transfer of the Public Works and Powerhouse properties and will continue to work closely with the Council and the Landmarks Commission in relation to this subject.

Public Comments

None.

Approval of August 8th Minutes

Motion by Chenoweth to approve the August 8th minutes, second by Girgen. Motioned passed 6 to 0.

Approval of August 15th Minutes

Motion by Chenoweth to approve the August 15th minutes, second by Girgen. Motioned passed 6 to 0.

Finance Report

Director Friedl provided a brief overview of the year-to-date August 31st financial statements for the RDA and TIF No. 5.

Old Business items

a. Marathon site update

Springman noted he had the opportunity to talk with Mr. Nelson and asked him if the sale is going to close. Mr. Nelson stated that he believes this can be wrapped up by 10/31. Mr. Nelson is planning on

doing no environmental work prior to closing. Discussion followed related to the likelihood of this deal closing by 10/31. Another developer is interested, but waiting until this one expires.

b. JRB and WEDC grants update

Gary Becker provide a summary of the most recent Joint Review Board meeting and noted that were no objections or concerns by any of the overlying taxing jurisdictions. Becker is currently working on the Base Year Package due 10/31.

The Idle sites grant has been awarded and the contract has been signed. A press release is scheduled for 9/20 at 10:00 am.

c. Public Works and Powerhouse transfer update

Springman briefly discussed Council Member Majewski's concerns related to the transfer of these properties. Any existing issues and related costs will ultimately transfer to the TID(s), but need to understand what those are prior to acquiring the properties. Hirsch inquired if anyone has considered the associated costs with taking over the Powerhouse and what needs to be done to maintain structural integrity. Straus discussed some of the issues he has noticed, but feels it is not in terrible condition. He noted the retaining wall and bank needs to be addressed. Veregin mentioned the RDA should discuss what work has been done on the Powerhouse with the members of the Landmarks Commission. The Landmarks Commission has a lot of historical information, but only maintenance information from the past few years. An evaluation of condition is available, but it is not an in-depth evaluation and is likely 4 years old.

In summary, the RDA needs to determine the environmental condition of the properties and define Whitewater Park activities vs RDA activities (at minimum a stabilized slope and removal of trees). Possibly share these costs with the Whitewater Park. The RDA will need to clarify who is responsible for the costs associated with the raceway and other power generation related items. There is an existing FERC incense that will need to addressed prior to the transfer taking place. Director Scheel noted that he does not believe it's a valid license at this point, but there is some regulatory paperwork that will need to be addressed. The RDA believes any necessary repairs to the Powerhouse should be taken care of by the potential developers; however, an urgent need to stabilize may need to addressed immediately. Someone would need to be responsible for monitoring the repairs that may need to be done to ensure the City/RDA is comfortable with the repairs being done and when the appropriate time to do the repairs will be. Chenoweth and Trow volunteered to work through the details and create a working document identifying the issues that need to be addressed prior to the transfer – A letter to the Landmarks Commission as a starting point.

Brian Girgen left at 6:10 for an emergency

d. Structural integrity report on Blacksmith Shop

Straus was invited to the table. Structural Integrity, Inc. was asked to put together a speculative opinion of costs of where this building could go if stabilized for future use. The scope of the work was to simply identify the magnitude of effort needed to stabilize the building under the options discussed at the August 8th RDA meeting. A brief summary of topics discussed are listed below

- A new area identified that may need some earth work to avoid erosion.

- Need to determine which walls to keep as bracing walls.
- Need to address air handler/mechanical unit as well to reduce unnecessary weight on the roof.
- The North wall has a concrete retaining wall as part of its height. Could possibly leave the concrete wall but take out the masonry.
- Straus believes \$160,000 is a worst case scenario quote. Items can be trimmed to reduce this budget. 25% of the number relates to the stabilization work itself. The remaining costs relate to handling, recycling, disposal, etc.
- One option is to leave the steel skeleton standing in the air and put the concrete roof tiles in a stock pile to remain on-site.
- The scope of work is also assuming half of the brick can be salvaged which would allow for emulating the original look of the building.
- The cost estimate does not include engineering fees which could be upwards of \$30,000.
- The budget also includes about a dozen rotted bases to the columns, but Structural Integrity, Inc. has no real idea of the condition of the actual columns encased in masonry.
- Discussion followed related removing the masonry, but possibly leaving roof in place. This would of course add additional weight from snow, etc. and create more wind resistance.
- Straus stated that he has no real idea how long the building will last at this point now that the surrounding buildings are gone.
- Would need to add an additional \$10,000-\$15,000 for bidding.
- Engineering would take 2-3 weeks, bidding a month and construction another 1-1 ½ months.

e. Discussion on next steps for Blacksmith Shop

Decision guide provided by Springman related to the next steps for the Blacksmith shop. The guide was subsequently added to the packet online. The RDA ultimately needs to determine the overall financial impact of stabilizing the existing building and the actual revenue the building could possibly generate.

Possible use diagram handed out by Springman. This document was subsequently added to the packet online.

Springman handed out a flyer documenting ways in which historic building shells can be used for public and private sector uses – steel frame with open roof, steel frame with original roof, steel frame with original roof and side walls, steel frame with original roof kept intact side walls installed and structure placed inside. This document was subsequently added to the packet on online

It was ultimately determined that the RDA needs to have a good feeling for the future use of the Blacksmith building prior to spending any additional money on salvage efforts.

Springman also discussed the next RDA meeting scheduled for September 24th. Gary Becker will moderate a discussion between the RDA, Ed Linville, Eileen Kelly and Joe Krupp.

f. Discussion of proposal evaluation form

Springman summarized the discussion the group had related to the September 24th meeting and stated additional edits may develop after that meeting. Hirsch stated that the RDA may want to add what type of revenue is expected from the blacksmith shop, other retail sites that will mesh with the Whitewater Park, and how the economic impact study of the Whitewater Park can be addressed in the proposal evaluation form.

New Business items

a. Review of consulting fee expenses to date

Director Friedl provided a brief summary of consulting fees incurred to date.

b. Discussion and possible action on fencing contracts

Motioned by Chenoweth to reauthorize 12 month contracts effective for all three fences as they become available, second by Reeves. Motioned passed 5 to 0.

Agenda items for next regular meeting and possible special meeting on October 10th

Identify potential developers that we admire as green builders, have done this type of preservation work before, are forward thinking, cutting edge.

Adjourn

Motioned by Chenoweth to adjourn the meeting, second by Trow. Motion passed 5 to 0 to adjourn at 8:20 p.m.