

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, August 9, 2017 – 5:30 p.m.

Fire Department Training Room

Present:

Peter Sveum, Regina Hirsch, Ron Christianson, Roger Springman, John Kramper and Finance Director Tammy LaBorde

Absent:

Scott Truehl and Denise Duranczyk

Others Present:

Gary Becker and Attorney Matthew Dregne

Call to order:

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

Communications:

Sveum made a statement that there seems to be a perception that he had prior knowledge of Mark Geall's intent to withdraw from the Riverfront Project before he made his announcement at the joint meeting of the RDA and COW. He stated he had no knowledge of Geall's decision until right before the meeting started and he will continue to act in a transparent way as he always had.

Sveum reported that the cleanup at the Carpet warehouse site has been completed and we will close once Becker receives the no further action letter from the DNR.

Approval of the July 18, 2017 RDA Meeting Minutes:

Springman would like the minutes to reflect that he was to bring back the RDA by-laws for discussion at the September meeting, not the next meeting as typed in the minutes. Moved by Springman, seconded by Hirsch, to approve the minutes of the July 18, 2017 RDA meeting with changes noted. Motion carried unanimously.

Attorney Dregne arrived at 5:46 p.m.

Discussion and possible action regarding Attorney Matthew Dregne's report of potential conflict of interest with Stafford and Rosenbaum representing the RDA and the City:

Attorney Dregne went over his memo he prepared for the Committee in regards to any potential conflicts of interest with his firm representing both the RDA and the City. The RDA and City are separate entities, but need to work in tandem with each other. If a conflict arises between the two groups Attorney Dregne or anyone associated with his firm could only represent the City, not the RDA. The RDA would have to seek legal counsel from another firm. Until a conflict arises Attorney Dregne or anyone from his firm will continue to represent and offer legal advice to both the City and the RDA when requested.

Attorney Dregne left meeting at 6:02 p.m.

Review, discussion and possible action regarding RDA Statutory Authority and RDA by-laws:

Springman reported that he will bring this item to the September meeting.

Riverfront Redevelopment Area:

a. Redevelopment Budget Summary:

Becker reported there were no changes to the budget summary that was passed out at the July meeting.

b. Discussion and possible action regarding structural condition of Highway Trailer Building:

Becker reported no changes or updates since last meeting.

c. Discussion and possible action regarding communication with Gorman Company:

Sveum reported that he had talked with Nicole Solheim with the Gorman Company and had sent her Stephen Mar-Pohl's report. Solheim indicated they may be interested in revisiting the site, but they too are on hold for the State budget to get approved. Sveum pointed out that they are looking to use the same tax credits as what Movin' Out is looking to utilize.

d. Movin' Out update:

Sveum reported that Dave Porterfield has been in contact with Alderperson Tim Swadley about other potential sites for his project besides the Riverfront area. Porterfield has relayed they too are on hold until the State budget has been approved as to whether to move forward or wait a year.

e. Millfab demolition:

Becker reported demolition is still on hold due to the State budget not being passed. The DNR has requested to look at the site and Becker sees no reason they can't. The question was raised if the State budget is not passed until late fall, can demolition still happen? Becker said cold weather will not affect the start of the demolition once all approvals are given.

f. Grants:

Becker reported no changes since last meeting.

Update on 2017 Financial detail to date:

LaBorde discussed the level of debt and the ability to fund future projects. She stated the Finance Committee was also provided the numbers she was giving the RDA Committee. Alderperson Swadley has requested a joint Finance and RDA meeting in September. It was decided to hold the meeting the same night as the regularly scheduled RDA meeting with Finance joining the Committee at 6:00 p.m.

Marathon site sale update:

LaBorde reported that the sale of the Marathon property was approved at Council on August 8, 2017. The buyer agreed to have an assessed value of at least \$800,000 by 12-31-2018 on the site.

Other City Committee work impacting RDA projects:

LaBorde reported that there is a public hearing for Landmarks Commission that will be held on August 10, 2017. A decision will need to be made by the Landmarks Commission and then their recommendation will go to Council for a final approval.

Discussion took place on what level of leadership the RDA should show and Springman suggested hosting workshops for the community with themes of riverfront usage and housing options. Discussion took place about the Project plan already approved by Council and the possible need for this plan to be amended to what the current Council would like to see in the Riverfront Area. Becker estimated that the cost to amend the plan would be around \$30,000. Discussion took place that Council needs to give direction to the RDA and make some hard decisions as to what they want in the Riverfront Redevelopment Area before the next steps can take place. Becker will bring back to the next meeting a proposal of what it would cost to amend the Project Plan.

Revolving Loan Fund Update:

Kramper had no updates to report. The question was raised if we could use money from the Revolving Loan Fund to help pay for restoration of the pump house. The pump house is owned by the City so LaBorde will have to look into if TIF money can be spent on city property. LaBorde will discuss with Becker any options the RDA may have and bring back to next meeting

Future agenda items – Review and Discussion:

Election of Chair and Vice-Chair
Joint meeting with the Finance Committee
Planning sessions
RLF money for pump house roof
Riverfront updates
Financial updates

Adjourn:

Moved by Christianson, seconded by Hirsch, to adjourn at 6:52 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer