

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, October 10, 2018

Hall of Fame Room

Present: Roger Springman, Denise Duranczyk, Brian Girgen, Regina Hirsch, Carl Chenoweth and Dale Reeves

Absent and Excused: Lukas Trow

Others Present: Mayor Swadley, Greg Jensen, Planning Director Scheel, Alexander Cramer, Emily Bahr, Gary Becker, Finance Director Friedl

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

Communications:

Springman noted Earth Construction Pay Request 7 has been approved and is being processed for payment.

Springman informed the RDA members about the Dane County Housing Initiative Conference scheduled for October 25th.

Springman discussed concerns brought to his attention by Peggy Veregin of the City of Stoughton Landmarks Commission regarding the stability of the Blacksmith shop.

Springman informed the members that Todd Nelson has backed out of Marathon property deal.

Springman informed the group that the DNR denied funding for the Whitewater Park. The reasoning provided related mainly to the high water issues experienced in 2018. Hirsch, Chenoweth and Duranczyk added to the discussion in relation to what they know thus far. Additional discussion followed and the members are hoping for some clarification from the DNR at the meeting scheduled for October 15th.

Public Comments:

None.

Approval of September 12th Minutes

Motion by Chenoweth to approve the September 12th minutes, second by Hirsch, pending change noting that Duranczyk was absent and excused. Motioned passed 6 to 0.

Approval of September 24th Minutes

Motion by Duranczyk to approve the September 24th minutes, second by Hirsch, pending change to add Becker's notes from the September 24th as an addendum to the meeting minutes. Motioned passed 5 to 0. Chenoweth abstained.

Finance Report

Director Friedl provided a brief overview of the year-to-date September 30th financial statements for the RDA and TIF No. 5.

Old Business items

a. Marathon site update

Springman noted that Todd Nelson backed out of the purchase of the site. Blake George (realtor) is planning to meet with Springman, Mayor Swadley and the RDA attorney regarding the mutual release agreement and retaining the \$5,000 in earnest money. Two other parties interested in the site are waiting for the paperwork with Todd Nelson to be finalized. Blake George is concerned with the environmental issues delaying the sale of the site and will give recommendations at the meeting in relation to how the RDA can improve the site for its ultimate sale.

b. Demolition process update and Phase II environmental schedule

Gary Blazek has stated that Earth Construction has committed to a November 1st completion date for the entire site. Gary Blazek and Earth Construction are contemplating laying crushed aggregate near the river bank to create a base due to the ground water levels/spring being so high. The RDA would like to see the cost savings/increases associated with doing this as opposed to laying topsoil and seed along the river bank. The overall plan needs to be approved by the DNR and Gary Blazek is meeting with them on October 11th to discuss this particular issue. Crushing and location specifications need to be pre-defined. The existing retaining wall and fill behind it was never approved by the DNR so other issues may arise from that as well. Springman will request that Gary Blazek call Chenoweth immediately following the meeting with the DNR to debrief him on the conversation. Girgen recommended crushing all the concrete that needs to be crushed and leave on-site for future use (base, trail, etc.).

Springman also noted that the Phase II work is scheduled for November.

c. Blacksmith shop Structural Engineering Brace proposal and possible action

A hand out was provided to the members by Springman and Kurt Straus from Structural Integrity joined the meeting by telephone at 6:15. Straus provided a brief overview summarizing the possibility of renting hog legs to stabilize the building through the winter. Straus' cost estimate for designing this is approximately \$1,300 and the total cost is anticipated to be less than \$25,000 (if rented for less than one year). Straus discussed some concerns that could possibly arise, but believes this type of stabilization would last through the winter. Straus noted that the key to keeping the steel structure standing is to keep the masonry standing. Chenoweth inquired as to why this wasn't included in the original options provided by Structural Integrity. Straus noted that the original options assumed the West wall was going to come down and that did not happen. Straus also noted that moving the braces to the interior would have the same results as bracing on the exterior and possibly provide better results than bracing the exterior walls (protection from elements, tampering, etc.). Chenoweth believes that the Earth Construction contract requires them to pay for this work. Based on this perceived contractual requirement, the RDA opted to delay this decision and inform Earth Construction that this is their responsibility and they need to provide a plan to the RDA for approval and assume all of the associated costs.

Chenoweth will meet with Gary Blazek and Earth Construction to inform them of their responsibility related to stabilizing the Blacksmith shop.

No motion required.

d. Discussion on development process panel, project phasing and proposal evaluation form

Becker discussed the two major options available for developing the property as summarized in the "Selecting a Development Path: A Look at Roles and Responsibilities Before Deciding" handout.

Springman provided the members with a copy of the City of La Crosse Request for Expressions of Interest (RFEI) related to the development of the City's Riverside North area. Springman noted that Jason Gilman, La Crosse's Director of Planning and Development would be willing to attend a future meeting. The members would like to possibly pursue the RFEI methodology and Chenoweth noted that he would like a rough draft of the RFEI by the end of November and have available for release the second week of January.

e. Parcel Transfer process update

The historical value of the Powerhouse's raceway is causing an issue. Springman spoke informally with Alderperson Majewski and determined the RDA needs a written opinion of what they want to see done with the building and document what needs to be done to retain the possibility of historic tax credits, etc.

New Business:

a. Revolving Loan program update and possible action on Chamber of Commerce membership

Motion by Chenoweth to not renew the RDA membership with the Chamber of Commerce, second by Girgen. Motion passed 5 to 1 with Springman voting no.

Trow will touch base with Laura Trotter of the Chamber of Commerce and let her know that the City has already paid for the membership and the RDA believes a second membership is redundant.

b. Discussion on website update scheme and possible action

Becker noticed that there are many issues with the existing website and provided suggestions as to what he believes it should look like. Becker and Springman will communicate these changes to the City's IT Department which will also include a series of maps outlining the individual Redevelopment Areas.

c. Discussion on proposal for Historic Properties Development Initiative

The RDA would like to group the historic properties together and send out a document highlighting the City's interest in preserving the identified structures. Possibly rely on the aforementioned RFEI to address this as well.

d. Discussion regarding CIP and Operating budget

The RDA made the following changes to the 2019-2023 CIP:

- Move portion of design work to 2019 - \$50,000 (Grant \$)
- Move river bank restoration to 2019 - \$150,000 (Grant \$)

e. Approval of Reimbursement request #1 for SAG grant

Becker will provide a final review of this and notify Finance Director Friedl when the review is complete.

Agenda items for possible special meeting and regular meeting on November 14th

- Draft RFEI discussions
- Parcel transfer update
- Discussion on design of Riverfront restoration, RFP, etc.
- TIF 4 project plan summary – Master Plan for Downtown

Adjourn

Motioned by Chenoweth to adjourn the meeting, second by Girgen. Motion passed 6 to 0 to adjourn at 8:15 p.m.