

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, September 13, 2017 – 5:30 p.m.

EMS Training Room

Present:

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

Absent:

None

Others Present:

Gary Becker and Mayor Donna Olson

Call to order:

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

Communications:

Sveum noted there were several items sent under communications in the packet and asked the members if there were any comments or questions. No further discussion. Truehl suggested the need for a special meeting to address the items that would not be able to be discussed because of the 6:00 p.m. joint meeting following this meeting. Wednesday, September 20, 2017 at 5:00 p.m. was decided on for the Special meeting of the RDA. Staff will find a room and an agenda will go out later this week.

Approval of the August 9, 2017 RDA Meeting Minutes:

Moved by Hirsch, seconded by Springman, to approve the minutes of the August 9, 2017 RDA meeting as presented. Motion carried unanimously.

Elect RDA Chair:

Nominations were opened up for Committee Chair. Duranczyk nominated Truehl to serve as Committee Chair, seconded by Christianson. No other nominations were made. Truehl was unanimously elected Committee Chair.

Elect RDA Vice-Chair:

Nominations were opened up for Committee Vice-Chair. Hirsch nominated Springman to serve as Committee Vice-Chair, seconded by Duranczyk. No other nominations were made. Springman was unanimously elected Committee Vice-Chair.

Discussion and possible action regarding the ordinance of the Redevelopment Authority's Composition:

Discussion took place about the alternate position and how the Redevelopment Authority's composition was not in compliance with the state statutes. To become compliant the alternate position would need to be removed. Moved by Duranczyk, seconded by Hirsch, to amend section 2-535 of the Stoughton Municipal Code, relating to the Composition of the Stoughton Redevelopment Authority to be in compliance with Chapter 66 of the state statute as presented. Motion carried unanimously.

RDA Financial Report:

LaBorde stated there was no report at this time.

Riverfront Redevelopment Area:

a. Redevelopment Budget Summary:

Tabled

b. Gorman update:

Tabled

c. Millfab demolition update:

Becker reported no change, still waiting on the state budget to be approved.

d. Grants update:

Tabled

e. Next steps for RDA/Council:

Tabled

f. Duranczyk RDA action plan - draft:

Discussion took place about having workshops, branding the Riverfront project and amending the Neighborhood Plan. It was decided this topic and how to move forward will be on the next agenda.

g. Duranczyk Redevelopment – Cost/Benefit Analysis:

Tabled

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

Tabled

Carpet Warehouse (325 East South Street) acquisition update:

Sveum stated that the soil test results were sent to the DNR and we should receive a report within the next 30 days. Sveum reaffirmed that we would not move forward without approval from Becker after he sees the results and a “no further action” letter from the DNR is received.

Marathon site sale update:

Truehl reported that the developer had come before the Planning Commission and is starting the rezoning process to allow for multi-unit housing on the property.

Revolving Loan Fund update:

LaBorde reported the question came up last meeting if TIF or the Revolving Loan fund money could be used for expenses for the pump house. The City owns the building so TIF or RLF money cannot be used for restoration of the pump house. This will need to be handled at the Council level to direct staff as to how to move forward.

Future agenda items – Review and Discussion:

Tabled

*****Riverfront Redevelopment Area – Movin’ Out Proposal:**

Tabled

Adjourn:

Moved by Sveum, seconded by Duranczyk, to adjourn at 6:01 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer