

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, September 14, 2016 – 5:30 p.m.

Mayor's Office/City Hall

Present:

Peter Sveum, Dan Kittleson, Regina Hirsch, Steve Sletten, Ron Christianson and Brian Kahl

Absent:

Scott Truehl, John Kramper and Finance Director Laurie Sullivan

Others Present:

Gary Becker, Paul Lawrence, Peggy Veregin and Patrick Osterbrink

Call to order:

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

Approval of August 10, 2016 RDA Meeting Minutes:

Moved by Kahl, seconded by Christianson, to approve the minutes of the August 10, 2016 RDA meeting as presented. Motion carried unanimously.

Communications:

Sveum reported he has been in contact with Associated Bank about the carpet warehouse property that is in foreclosure. They are aware the RDA may be interested in this property when it becomes available.

Sveum stated he has been contacted by developers eagerly awaiting the Request for Proposals, so that is encouraging.

There will be a TIF presentation to the community that the Stoughton Chamber will be having on October 25th.

Riverfront Redevelopment Area Update:

a. Overview of activity for next 6 months:

Gary went thru the power point presentation he gave to Council about a month ago. Gary reminded group of the Build Grant presentation on Tuesday, September 20th at noon in the Dane County Building and asked any RDA members that were available to please attend with Gary. It was also discussed that the Park Comprehensive City Plan will need to be updated by May 2017 to reflect the riverbank improvements. Staff will notify Tom Lynch that this will need to be addressed. Discussion also took place about the power plant and whether it is a local and or national landmark. Peggy Veregin, Chair of the Landmarks Commission, joined the discussion and gave a history of the power plant property and the steps she thought the RDA should pursue. Discussion took place on hiring someone to investigate whether the property is eligible for the National Register and if this would be beneficial for potential developers to know about

and help make our RFP more desirable. Moved by Hirsch, seconded by Kahl to authorize Sveum and Becker to solicit historical evaluations for the Municipal Electric Light Plant and the Mandt Wagon Works building with the cost not to exceed \$10,000. Motion carried unanimously.

b. Approve release of developers RFP and set deadline for submittal:

Discussion took place on whether to meet with developers as a group or one on one and when to have the meeting take place. It was decided to meet with prospective developers one on one at our next regularly scheduled meeting in October and to have Planning Director Rodney Scheel attend as well to answer any questions that may arise. Moved by Kittleson, seconded by Kahl to approve the Request for Development Proposal as presented. Motion carried unanimously. Becker will work with staff to have the RFP's sent out as soon as possible.

c. Approve press release:

Discussion took place about the press release. Moved by Kahl, seconded by Christianson to approve the press release as presented. Motion carried unanimously.

d. Update on surveying activities:

There are no preliminary results at this time. Reports should be available sometime next week.

Mill fab update:

Nothing to report at this time.

Marathon Site update:

Nothing to report at this time.

Revolving Loan Fund update:

Nothing to report at this time.

Future Agenda Items:

Mill fab and Marathon Site updates
Riverfront Redevelopment Area update
Meet with interested developers

Adjourn:

Moved by Christianson, seconded by Kittleson, to adjourn at 6:46 p.m.

Respectfully submitted,
Lisa Aide