

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, September 20, 2017 . 5:00 p.m.

Fire Department Training Room

Present:

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

Absent and Excused:

Denise Duranczyk

Others Present:

Gary Becker

Call to order:

Truehl called the meeting to order at 5:00 p.m.

Communications:

None

Approval of the September 13, 2017 RDA Meeting Minutes:

Moved by Hirsch, seconded by Sveum, to approve the minutes of the September 13, 2017 RDA meeting as presented. Motion carried unanimously.

RDA Financial Report:

LaBorde stated there was no report at this time.

Christianson joined the meeting at 5:10 p.m.

Riverfront Redevelopment Area:

a. Gorman update:

Truehl reported that he and Sveum met with the Wisconsin Market President for Gorman and Company. They asked 3 questions of Gorman, first are they interested in revisiting the proposal they first made last year, second, would they consider a market rate project and third, would they be interested in being the master developer of the Riverfront Redevelopment area?

Gorman's replies were, no they were not interested in revisiting their proposal at this time given their current submissions to other projects, they are not interested in doing market rate housing and they have no interest in being a master developer for the project. Truehl asked of Gorman what they would be interested in doing moving forward. They cannot do anything this year and if that is what the RDA is looking for they suggested contacting MovingOut or Impact Seven. Gorman may be interested in resubmitting, but it would not be until December of 2018 and they would not find out about funding until the spring of 2019 with construction starting in 2020. Truehl stated Becker had sent MovingOut a letter and that both he and Sveum had reached out to Dave Porterfield with MovingOut about the RDA's and Council's decision not to move forward with their proposal for purchasing the

Highway Trailer building for redevelopment with apartments. Porterfield was not surprised and understood timing was an issue.

Gary Becker joined the meeting at 5:25 p.m.

b. Millfab demolition update:

Becker handed out the amended proposal he received from Vierbicher for engineering consulting services to include the additional services for the former Carpet Warehouse building and the Highway Trailer building. Becker stayed with Earth Construction to develop the cost estimate because they won the bid for the Millfab building so they would already be on site.

Discussion took place on what the committee would like to see done with the building in relation to the timeline of getting a new master developer.

Discussion centered on among other things what the community wants, historical tax credits, density models and extending or starting a new TIF district.

c. Grants update:

RDA was awarded the SAG grant, the DNR selects the firm and hires the contractors. Ramaker & Associates was selected with a proposal of \$16,000. Becker will be setting up a meeting with the DNR and WEDC to coordinate Phase 2 with the demolition. Discussion took place on if we should add additional properties to Phase 2. The Highway Trailer building will need a Phase 2 done regardless of what is decided about demolition. Becker will try and arrange for the DNR to be at one of our meetings to address concerns, schedule and any issues the RDA feels they want to address.

Becker informed the RDA that the Governor used his line item veto on tax credits. Becker believes the RDA may still be able to apply for historical credits, but municipalities or non-profit agencies cannot apply. Becker believes this is a significant setback for this project.

d. Next steps for RDA/Council:

Becker stated the RDA should discuss and think about resetting the TIF at some point. Discussion took place about TIF and density numbers and the amount of value needed in the Redevelopment Area.

Moved by Springman, seconded by Hirsch, to direct Becker to bring back for discussion at the next meeting resetting the TIF. Motion carried unanimously.

e. Budget Summary:

Tabled

f. Duranczyk RDA action plan - draft:

Tabled

g. Duranczyk Redevelopment – Cost/Benefit Analysis:

Tabled

Discussion and possible action regarding Request for Proposal for Highway Trailer Building demolition:

Discussion took place about the request for demolition and the possibility about amending the proposal to keep the Blacksmith building. Moved by Sveum, seconded by Hirsch, to approve the Vierbicher Agreement Amendment No. 1 with an amendment to add an alternate to keep the Blacksmith shop. Motion approved unanimously. Becker will work with Vierbicher to get a new proposal.

Review, discussion and possible action regarding RDA Bylaws:

Tabled until the November meeting when Springman will be available to present and review.

Future agenda items – Review and Discussion:

Tabled

Adjourn:

Moved by Sveum, seconded by Hirsch, to adjourn at 6:32 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer