

REDEVELOPMENT AUTHORITY MEETING MINUTES

Tuesday, October 18, 2016 – 5:30 p.m.

Mayor's Office/City Hall

Present:

Peter Sveum, Scott Truehl, John Kramper, Dan Kittleson, Regina Hirsch, Steve Sletten, Ron Christianson, Brian Kahl and Finance Director Laurie Sullivan

Absent:

None

Others Present:

Gary Becker, Planning Director Rodney Scheel, Sid Boersma, Laura Trotter, Michael Engelberger, Bill Livick, Kathleen Johnson and Paul Lawrence

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

Meeting with individual developers to hear their ideas for the Riverfront Redevelopment area and for them to ask questions of the RDA members took place.

Meeting with Developers:

a. Mark Geall, Tanesay Development

Has worked with Gary Becker in the past in Appleton. Has experience with remediation and clean-up projects. Completed a 20 million dollar improvement project in Appleton. Had concerns about what the Phase II study will show.

b. Nicole Solheim, Gorman Company

Has experience with affordable housing, mix use and market rate housing. Has held community meetings if that is what we would like to do. Had concerns about the environmental issues and location. Would like to tour the highway trailer building before it is demolished to see if they could reuse.

c. Chris Day, Alexander Company

Did not come.

d. Stephen Mar-Pohl, Insite Consulting Architects

Cancelled prior to meeting.

e. Dave Porterfield, Movin' Out

Dave Porterfield and Josh Hefferin with General Capital addressed the group. Movin' Out has history working with RDA and City on projects in the past. He would be interested in partnering with a developer because his plans would not include the whole 10 acres. Has experience with community discussions and small group forums. Had concerns about size of site, environmental issues and if commercial would work.

Took a short break: 7:30-7:45 p.m.

Riverfront Redevelopment Area Update and Mill fab update:

Becker handed out revised Schedule and Work Plan. Becker reported we received the 2016 BUILD grant in the amount of \$15,000 for the Riverfront Redevelopment Area Master Plan process. This grant will help pay for the charrette planning process.

Moved by Christianson, seconded by Kahl, to close the meeting per State Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties; the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and then reopen for the regular course of business. Time closed: 8:00 p.m.

Moved by Truehl, seconded by Kahl, to reopen the meeting for the regular course of business at 8:35 p.m.

Approve Vierbicher contract to refresh Phase 1-MillFab property:

Becker contacted Vierbicher about doing the Phase 1 Environmental Site Assessment Update. Moved by Truehl, seconded by Christianson to approve the Vierbicher contract as presented. Motion carried unanimously.

Approve resolution authorizing the submittal of an award application for the Milfab property by the City of Stoughton Redevelopment Authority for WAM Contractor Services:

Sullivan explained there needs to be a resolution approved by the RDA to submit the WAM award application. Moved by Truehl, seconded by Hirsch to approve the resolution authorizing the submittal of an award application for the Milfab property by the City of Stoughton Redevelopment Authority for WAM Contractor Services. Motion carried unanimously.

Future Agenda Items:

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

Adjourn:

Moved by Truehl, seconded by Christianson, to adjourn at 8:40 p.m.

Respectfully submitted,
Lisa Aide