

# REDEVELOPMENT AUTHORITY MEETING MINUTES

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

Hall of Fame Room/City Hall

## **Present:**

Peter Sveum, Scott Truehl, Regina Hirsch, Steve Sletten, John Kramper and Finance Director Laurie Sullivan

## **Absent:**

Dan Kittleson, Ron Christianson and Brian Kahl

## **Others Present:**

Mayor Donna Olson, Gary Becker, John Stark and Bill Livick

## **Call to order:**

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

## **Communications:**

Sveum reported that John Stark and Gary Becker toured the MillFab site to see if it was cleared and ready for the closing at the end of the month. Sveum will let our lawyers know that everything is in place and to proceed with the closing on December 29, 2016.

## **Approval of October 18, 2016 and November 9, 2016 RDA Meeting Minutes:**

Moved by Truehl, seconded by Hirsch, to approve the minutes of the October 18, 2016 and November 9, 2016 RDA meetings as presented. Motion carried unanimously.

## **Riverfront Redevelopment Area Update:**

### **a. Review any development proposals we have received by time of meeting:**

No proposals have been received at this time. The due date for proposals is December 16<sup>th</sup>. Becker is expecting to see proposals from Gorman and Company and Tanesay Development.

### **b. Site Visits to Gorman and Tanesay developments:**

Becker suggests it would be helpful to tour sites of developments that have been done by the developers that submit proposals. He will look into organizing a tour for anyone interested.

### **c. Scoring matrix:**

Becker went thru the scoring matrix that was revised to be used for reviewing the proposals we receive. More space for notes was added, wording was clarified and a spot for bonus points for presentation was added.

## **MillFab update:**

### **a. Discussion and approval of Veolia proposal for hazardous material handling:**

Becker reported that the items that were on the site had been cleared out, but are now back on the highway trailer and Wahlin property. Stoughton Trailers have given them 30 days to remove; RDA did not give permission

for anything to be stored on site. Decision was made to wait the 30 days and then take legal action if necessary to have items removed from property.

Becker has located a waste transporter to move everything off site. Veolia out of Waukesha will be submitting a proposal. There seems to be some material that is not hazardous so there is a possibility Johns Disposal may be able to remove some of the non-toxic items. Discussion took place as to giving Becker approval to proceed with the Veolia proposal to keep the process moving. Moved by Truehl, seconded by Hirsch, to give Becker authorization to accept the Veolia proposal up to \$12,500 for the disposal of hazardous material. Motion carried unanimously.

Sullivan reported that once the city owns the property that CVMIC, the cities insurance company, may have some suggestions on how to secure the building.

Becker reported that the DNR and WEDC grants that the RDA applied for should be making a decision in the very near future.

**425 East South Street update:**

Moved by Truehl, seconded by Hirsch, 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: 6:06 p.m.

Moved by Truehl, seconded by Hirsch, to reopen the meeting for the regular course of business at 6:45 p.m.

**Marathon Site update:**

Sveum reported that we have had no offers on the site. Our realtor has suggested we have a generic drawing done to help developers visualize a building on the site. Truehl volunteered to work on getting a sketch done and bringing it back to the group next meeting.

**Revolving Loan Fund update:**

Nothing to report at this time.

**Community Development Authority update:**

Sullivan reported that the city set aside money in the 2017 budget for consultants to do an audit and create by-laws. Auditors will need to review the Housing Authority and RDA Authority finances before they can be merged.

**Future Agenda Items:**

MillFab

Riverfront Redevelopment Area

**Adjourn:**

Moved by Truehl, seconded by Sletten, to adjourn at 6:45 p.m.

Respectfully submitted,

Lisa Aide