

## REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, April 12, 2017 – 5:30 p.m.

Hall of Fame Room/City Hall

### **Present:**

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

### **Absent:**

None

### **Others Present:**

Mayor Olson, Dave Porterfield, Gary Becker, Greg Jenson, Bill Livick, Laura Trotter, Sid Boersma, Gary Blazek and Todd Nelson

### **Call to order:**

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

### **Communications:**

Sveum reminded committee that the Council Reorganizational meeting will be on April 18<sup>th</sup> and that at the RDA's next meeting they will be electing a chair and vice-chair for the new year. Becker stated he had a conflict for the May meeting scheduled for the 10<sup>th</sup>.

It was discussed and decided to move the regular scheduled RDA meeting to May 3, 2017.

### **Approval of the December 14, 2016, January 11, 2017, February 8, 2017, February 20, 2017 and March 8, 2017 RDA Meeting Minutes:**

Moved by Truehl, seconded by Christianson, to approve the minutes of the December 14, 2016, January 11, 2017, February 8, 2017, February 20, 2017 and March 8, 2017 RDA meetings as presented. Motion carried unanimously.

### **Discussion and possible action regarding Stoughton RDA website:**

Laura Trotter from the Stoughton Chamber addressed the committee. She reported that the Chamber is designing a new website and there is limited space available. The Chamber would happily have a link for the RDA on their site to link visitors to the cities website. Mayor Olson stated she had talked with Derek Westby about creating a webpage or squarespace for the RDA and he said he could for a cost of about \$250.00. Committee would like Westby to come to the next meeting and walk them thru the options.

### **Riverfront Redevelopment Area discussion and possible action regarding:**

#### **a. Millfab demolition bid package**

Gary Blazek from Vierbicher and Associates presented draft demolition forms and specs. He stated they are just about ready to send to Planning Director Rodney Scheel and the City Attorney for approval before they are sent out to bid. He reported the DNR recently did more asbestos testing and ran other tests

to determine what exactly is in the building that needs to be dealt with. Once those results are back they will fine tune the bid package to include that information. Becker reminded the committee that we received a grant for the demolition and we have some time constraints we need to keep in mind. Blazek stated there will be a site meeting with anyone who will be making bids. Truehl expressed interest at being at the site meeting and Blazek will notify the committee when the meeting will take place if anyone else is interested in attending. Discussion about saving the bricks from foundry took place. Discussion included needing to include the brick option into the bid package and where to keep the bricks once removed. Blazek went thru the demolition process and said he would estimate it would take a month to complete. Discussion about reviewing and approving the specs took place. It was decided that Public Works Director Brett Hebert, Becker, Scheel and the city attorney could review and approve the demolition specifications.

**b. Design charrette**

Becker suggested May 15-17<sup>th</sup> as the design charrette dates. This is Syttende Mai week and those dates will not work for the community. Becker will look at other dates in early June and see if they will work with the design charrette team and Tanesay.

**c. Highway Trailer Building**

Becker handed out a graphic depicting a suggestion from Council for saving the foundry portion of the Highway Trailer Building. It was approved that the foundry building will be included for discussion in the design charrette. The bricks from the building along the river on the Millfab property will be saved for later use in restoring the foundry portion of the Highway Trailer Building as they are from the same source. The foundry building will be included in the overall development and a developer/owner will be sought to turn it into a productive use. The foundry will need to be evaluated to be sure the demolition of the Highway Trailer Building will not do any damage. Becker reached out to Steven Mar-Pohl to get an idea of how much an evaluation would cost and he guessed around \$10,000.

Becker reported there would be Brownfield redevelopment grants available to help pay for the demolition cost of the Hwy Trailer, carpet warehouse and the Stoughton trailers building. He can submit for the grants this summer and they would be awarded in the fall. Spec would then be prepared in the winter and demolition could take place next spring.

Mayor brought up concerns about the Highway Trailer Building and it's stability. Becker stated the structure study would help determine how safe the building is and give us guidance as to how to keep the building and the surrounding area safe until it can be taken down.

**d. Tanesay Development agreement**

Becker stated he talked with Mark Geall and told him that Council wanted to meet with him before the charrette. Sveum also reported that Council wanted an update at each council meeting from here on out. Becker was directed to invite

Geall to an upcoming Council meeting to give a presentation.

**e. Movin' Out memorandum of understanding**

Dave Porterfield with Movin' Out addressed the committee. His deadline for submitting for grants is early June. He needs to show he has control of the parcels for the grant. He asked the committee to empower a group to work with him and his group to get a memorandum of understanding started. Discussion took place on waiting for the design charrette to take place before moving forward to see if this is still the direction to go. Becker was directed to work with the city attorney and Scheel to start working on a plan for the agreement before the next meeting. Sveum will make contact with Ken Wahlin of Stoughton Trailers and the affected homeowner.

**Discussion and possible action regarding Carpet Warehouse Building - 425 East South Street:**

Sveum reported that the attorney and Becker are working to get the survey completed so closing can take place the last week in April. Once building is owned by the RDA an inspection will need to take place to see how we need to secure it.

**Discussion and possible action regarding development proposal for the Marathon Site – 314 West Main Street:**

Todd Nelson presented his proposal for the Marathon Site. He reported he met with an adjacent neighbor to discuss his plans and was met with no concerns. Nelson wanted to see if the committee would be interested in residential for that site before he made a formal proposal. Committee showed interest in his draft proposal and encouraged him to make a formal proposal. Sveum will talk with the realtor to get Nelson to give us a proposal. LaBorde was directed to provide an update on the financials for this site at next meeting.

**Discussion regarding Revolving Loan Fund status:**

Nothing to report

**Future Agenda Items:**

Elections in May  
Marathon Site  
Design charrette  
Carpet Warehouse building  
Highway Trailer building

**Adjourn:**

Moved by Christianson, seconded by Kahl, to adjourn at 7:05 p.m.

Respectfully submitted,  
Lisa Aide