

REDEVELOPMENT AUTHORITY MEETING MINUTES

Tuesday, July 18, 2017 – 4:00 p.m.

EMS Building

Present:

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

Absent:

None

Others Present:

Mayor Donna Olson, Gary Becker, Planning Director Rodney Scheel, Derek Westby, Stephen Mar-Pohl, Tim Swadley, Dave Porterfield, Laura Trotter and Todd Nelson

Call to order:

Sveum called meeting to order at 4:06 p.m.

Communications:

Hirsch wanted to thank the Committee members and the Chair for changing the meeting time so that she could attend the other city committee meetings scheduled for later in the evening.

Approval of the June 14, 2017 RDA Meeting Minutes:

Hirsch noted that John Kramper's name was incorrectly spelled in the minutes and requested the changes be made. Moved by Duranczyk, seconded by Hirsch, to approve the minutes of the June 14, 2017 RDA meeting with changes noted. Motion carried unanimously.

New RDA website:

Duranczyk went thru each section of the new RDA website and asked for suggestions for changes or additions. Derek Westby was on hand to hear the comments and offer feedback on the changes requested. Some of the changes discussed included changing the homepage picture, adding the Market Study of 2015 and the Stoughton Trailer study, adding links to Mad Rep and WWBIC and the Revolving Loan Fund brochure once updated. Adding the 2016 TID audit and the video tour website of the Highway Trailer Building, the RDA Logo and relocating the Build logo were also discussed as changes the Committee would like to see to the webpage.

Riverfront Redevelopment Area:

a. Redevelopment Budget Summary:

Gary Becker handed out his preliminary budget for the Riverfront Redevelopment Area and went thru the data. Becker will update his budget with the numbers that Stephen Mar-Pohl provided for the demolition. Becker will also do a breakdown of items that are essential and have to happen right away and items that could wait and will bring it to the next meeting.

b. Structural Evaluation of Highway Trailer Building:

Stephen Mar-Pohl gave the Committee a detailed overview of the Stoughton Highway Trailer Building Complex Survey Report. He commented on the buildings uniqueness

relating to the age and noted that many areas of the building are deteriorating. He noted that he has been tasked to determine if the blacksmith shop building can stay, but could others be removed. He noted that it could be done, but would need to be completed in a way that would not jeopardize the remaining structure as they are connected. He explained the different options available based on the level of restoration. Option one would be the adaptive reuse of the entire complex which would preserve the building. That cost would be approximately \$2.25M- \$2.5M and this would simply stabilize the structure with no internal finishing. Option two would be a selective demolition of all but the "Blacksmith Shop". This option would allow for significant restoration of the junction of the blacksmith shop, and would stabilize the structure with no internal finishing. This project would cost approximately \$1.3M- \$1.5M. Option three would be a complete demolition of all buildings and would cost approximately \$1M-\$1.2M. Mayor Olson asked Mar-Pohl's professional opinion if there is an immediate risk that the City needs to react to. Mar-Pohl commented the building is in danger of a partial collapse and recommends closing South Street until something permanent can be done to stabilize the building. It was also noted that the Landmarks Committee is petitioning to declare the building a landmark.

Hirsch left meeting at 5:30 p.m.

c. Movin' Out Funding Award from Dane County:

Dave Porterfield reported that Movin' Out has received grants totaling \$445,000 and is still waiting on word from WHEDA about the \$750,000 they applied for.

d. Demolition:

Becker reported that the grant award from the State is caught up in the budget delays so there has been no word. Becker reminded Committee that Council will not move forward without knowing about the grant acceptance.

e. Grants:

Becker reported the Site grant is on hold and the WAM grant from the DNR is on track once demolition has been completed.

f. Carpet Warehouse property (425 East South Street) acquisition update:

Becker reported cleanup work will start the week of July 24th. Cleanup is expected to take a couple of weeks. Closing on the property is ready once cleanup is finished.

g. Stoughton Trailers and Roman Eighth Street property acquisitions update:

Sveum had nothing new to report at this time.

Financial Reports:

- a. 2016 Financial detail**
- b. 2017 Financial detail to date**
- c. 2016 TIF's Audit**

LaBorde reported financial reports were included in the packet this month. Duranczyk questioned why there were no administrative costs for TID #5 in 2016 like there were in 2015.

LaBorde reported she was not here in 2016 and that going forward administrative and professional services will be accounted for correctly for the TID districts. The RDA audit was completed as part of the Cities audit and will be posted on the RDA website.

Other City Committee work impacting RDA projects:

The Landmarks Committee is working on trying to designate the Highway Trailer building as a local landmark. If the Highway Trailer building is designated a local landmark it cannot be removed per local ordinance. A public hearing will be held August 10, 2017 by the Landmarks Commission to discuss this item.

CA/CP is looking at all city committees and their policies and what control and decisions can be made at committee level without going to Council.

It was requested this agenda item become a standing agenda item for following meetings.

Revolving Loan Fund Update:

Kramper had nothing new to report at this time.

Future agenda items – Review and Discussion:

- a. RDA Statutory Authority
- b. RDA By-laws
- c. Other legal matters and administration

Discussion took place on the current RDA by-laws. Springman will make changes and bring back a red-lined copy for the group to discuss and approve at the September meeting.

Discussion and possible action regarding offer to purchase for Marathon Site, 314 West Main Street:

Moved by Truehl, seconded by Duranczyk, 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. Motion carried unanimously. Time closed: 6:10 p.m.

Moved by Duranczyk, seconded by Christianson, to reopen the meeting for the regular course of business at 6:46 p.m. Motion carried unanimously.

Future Agenda Items:

Extending TIF
Riverfront Redevelopment Area
Financial Reports – Budget
Website
Other City Committee work impacting RDA projects

Adjourn:

Moved by Duranczyk, seconded by Christianson, to adjourn at 6:47 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer