

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, April 22, 2020 6:00 p.m.

Remote GoToMeeting ID 818-712-413

Present: Roger Springman, Dale Reeves, Regina Hirsch, Pete Manley, Ozzie Doom, Carl Chenoweth, Lukas Trow

Absent and excused: None

Others present: Finance Director Friedl, Attorney Callan, Planning Director Scheel, Gary Becker, Mayor Swadley, Parks and Recreation Director Glynn

Call to order: Springman called the meeting to order at 6:00 p.m.

Communications:

Springman informed the RDA members that Earth Construction is planning to complete the seeding in the Riverfront area in the coming weeks.

Springman informed the RDA members that he and Blake George agreed to extend the offer to purchase the Marathon site to July 15th.

Becker informed the RDA members that the Redevelopment Plan amendment is in a holding pattern and waiting on additional information from Brink and his team. Becker plans on bringing a draft of the Plan amendment to the May 2020 meeting.

Becker is also working on an additional WAM grant for the Phase II environmental study required for the HWY Trailer Building site.

Elect Chair of RDA:

Motion by Doom to appoint Reeves as Chair for the 2020 – 2021 term, second by Chenoweth. Motion passed 7-0.

Elect Vice Chair of RDA:

Motion by Chenoweth to appoint Springman as Vice Chair for the 2020 – 2021 term, second by Manley. Motion passed 7-0.

Set Meeting Dates and Times for 2020 - 2021 Term:

6:00 p.m. on the second Wednesday of the month by unanimous consent.

Public Comment:

None.

Approval of minutes from March 11, 2020

Motion by Trow to approve the March 11th minutes, second by Reeves. Motion passed 7-0.

Finance Report

Director Friedl provided a summary of the 3/31/20 RDA, TIF 5 and TIF 8 financial results.

Additional discussion followed regarding future opportunities in relation to the RDA's Revolving Loan Fund, potential for Dane County funds and other possibilities with local financial institutions to assist downtown businesses in the wake of the COVID-19 crisis.

New Business

- a. Discussion and possible action on an MOU between City and RDA regarding Riverfront Project coordination and land transfer

Glynn provided a brief summary of the grant application process and the fact that additional points are given for this type of agreement being in place between the City and the RDA.

Becker noted the MOU only addresses work to be done along the Riverfront (restoration, trails, etc.) and does not address any potential future land transfers between the City and the RDA due to the fact the MOU needs to be in place by May 1st for grant purposes.

Motion by Chenoweth to approve the proposed MOU and present to City Council approval on April 28th, second by Hirsch. Motion passed 7-0.

Old Business

- a. Update and discussion on request for information from Brink Team

Reeves provided the group with an update based on his discussions with Brink. He noted that Brink still appears interested in moving the project forward, but considering the current crisis, the situation may continue to evolve. Reeves informed Brink that increased communication with the RDA going forward is key and that the City and Brink's team need to start focusing on the Riverfront storm water design along the Riverfront immediately. Brink has agreed to forward the design work his team has completed to the RDA by the end of next week. The next step is to receive the remaining information the RDA has requested in relation to the development as a whole in a timely manner.

Reeves is planning on being in contact with Brink on a weekly basis going forward. The objective of these communications will be to identify a potential start date and develop a timeline that will assist everyone involved in fulfilling their obligations in relation to this project.

Additional discussion followed in relation to the potential timing and roadblocks associated with completing all the steps necessary for Brink to commence construction including Planning Commission requirements, developer's agreement, land transfers, etc.

b. Update on Downtown Revitalization Subcommittee final steps.

Springman had a conversation with Denise Duranczyk to outline the final steps of this project. The original timeline called for an open house on May 5th to obtain public input; however, due to the COVID-19 crisis, the final report and open house has been delayed. Denise Duranczyk has proposed that when the final report is received, the City and the RDA post it on their respective websites for public viewing and hold an open house towards the end of May.

It was noted that a remote open meeting would pose considerable challenges. Discussion followed related to other possibilities that could be presented to Denise Duranczyk for her consideration. The RDA agreed it should have an opportunity to review the final report and provide feedback prior to its release to the public. Trow will discuss possible options with Denise Duranczyk and report back to the RDA the proposed path forward.

A final presentation by Ayers to City Council, the RDA and the Planning Commission is tentatively scheduled for June 23rd.

c. Discussion on engineering needs related to river wall and trail.

Scheel confirmed the goal is to have Strand complete the design for the river bank restoration, trail and pedestrian bridge. Information obtained from Brink will be incorporated into the final design and communicated to the RDA at future meetings.

d. ** Discussion and possible action on settlement plan with Speedway on Marathon site.

Motion by Hirsch to go into closed session at 7:19 p.m., second by Chenoweth.
Motion passed by roll call 7-0.

Motion by Manley to move into open session at 7:58 p.m., second by Reeves. Motion passed 7-0.

** The RDA may convene in closed session pursuant to sections 19.85 (1)(e) and (g), Wisconsin Statutes to confer with legal counsel regarding negotiations and litigation strategy related to the Marathon site redevelopment project

Topics for May 13, 2020 RDA meeting

- Brink update
- Marathon update
- Redevelopment Plan amendment
- Ayers Report and Downtown Revitalization Subcommittee update

Adjourn

Motion by Trow to adjourn the meeting, second by Reeves. Meeting adjourned at 8:01 p.m.