

# REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, August 13, 2014 – 5:30 p.m.

Mayor's Office/City Hall

## **Present:**

Scott Truehl, Jim Schaefer, Steve Sletten, Dan Kittleson, Peter Sveum and Ron Christianson

## **Absent:**

John Kramper and Finance Director Laurie Sullivan

## **Others Present:**

Kevin Carey, Darrel Wilde, Gary Becker, Stephen Mar-Pohl and Lisa Aide

## **Call to order:**

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

## **Communications:**

Sveum gave his condolences to the David Kneebone family on behalf of the RDA committee.

## **Minutes of the RDA meeting of June 11, 2014:**

Moved by Truehl, seconded by Christianson, to approve the minutes of the June 11, 2014 RDA meeting as presented. Motion carried unanimously.

## **Listing the Holley Moulding site for sale: Kevin Carey:**

Kevin Carey with The Carey Group introduced himself to the group. He is a commercial broker out of Madison. He is representing Holley Moulding who would like to sell the property. The property has been listed and Carey wanted the RDA to be aware of the property and was seeing if there was any interest from the RDA or the City. The property is listed at 2 million dollars and includes waterfront and 6 city lots.

Carey wondering if any financial assistance would be available or what projects the RDA had in mind for the area. Gary Becker reported he received a phone inquiry for Dave Porterfield who is interested in doing another project similar to the Elven Sted project.

Sveum and Truehl said the group would welcome any developers that wanted to present ideas for the area and at that time financial assistance/opportunities could be discussed.

## **Development of the Hwy Trailer/Mill Fab site: Darrel Wilde:**

Darrel Wilde introduced himself to the group. He is a real estate developer who has many years experience. He discussed his ideas for the Highway Trailer building and the Mill Fab site. One of his concepts is of an amphitheatre with the stage by the water and it would rise toward the street. His plans would use Mandt Park for parking and partner with the Stoughton Opera House to run the

amphitheatre. Also included in his concept were 2 buildings overlooking the amphitheatre area that would have high end housing in the upper levels and a facility in the lower levels for the Opera house to use to greet patrons, sell product, area to sit and eat/drink and office space. Wilde inquired about what assistance the RDA could give. It was suggested that Wilde put together a presentation that included the valuation of his project and make an appointment with Finance Director Laurie Sullivan to go over the numbers to get an idea of what TIF assistance is available.

**Discuss any Redevelopment Area Number One developments:**

Stephen Mar-Pohl was at meeting to hear Darrel Wilde's idea's about the Highway Trailer building. Mar-Pohl very interested in trying to save the building and to keep the historic aspect of the structure. Discussion took place about the availability of the Mill-Fab site and what projects would work in that area.

**Marathon Site Update:**

Sveum relayed that Mike Herl reported that he is still working with a tenant and hopes to have an offer any day. The tenant would like to be up and running in 2015.

**Revolving Loan Fund Update:**

The new brochures with the corrections from last meeting were handed out. No new loans at this time. There is still one loan application in process. Sveum is working with Erica Dial at the Stoughton Chamber to help generate interest in the program and to possibly have some educational programs available to business owners in the near future.

**Future Agenda Items:**

Website proposal  
RDA #1 plan review  
Revolving Loan Fund Update  
Marathon site  
Holley Moulding Site

**Adjourn:**

Moved by Christianson, seconded by Kittleson, to adjourn at 7:00 p.m.

Respectfully submitted,  
Lisa Aide  
Finance Department