

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, December 13, 2017 . 5:30 p.m.

Hall of Fame Room

Present:

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

Absent and excused:

Ron Christianson

Others Present:

Gary Becker, Parks and Recreation Director Tom Lynch and Recreation Secretary Dan Glynn

Call to order:

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

Communications:

None

Approval of the November 8, 2017 RDA Meeting Minutes:

Moved by Sveum, seconded by Duranczyk, to approve the minutes of the November 8, 2017 RDA meeting as presented. Discussion took place regarding outstanding items (Press Release, Access to Blacksmith Shop for photos, Handouts added to packet and how to alert residents that the packet was updated, and minutes should reflect what items were assigned to which individual for completion). Motion carried unanimously.

Discussion regarding whitewater park with Park/Recreation staff:

Recreation Supervisor Dan Glynn distributed several handouts. The cost for the proposed study is \$23,000. The water quality is fine, flow of water is good, and they liked the proximity to the downtown area as well as being a good location for access to Madison, Milwaukee and Chicago. Glynn is meeting with the DNR on January 11th to do a walk-through of the site and plans with Mandt Park. If the DNR is in favor of the project then staff will look to funding for the conceptual design. Staff is looking at a Stewardship Grant through the DNR. UW-Madison will conduct an economic impact report at no cost to the City. These reports usually cost between \$20,000 and \$50,000. The report would include how to pay for the project as well as a market analysis. UW-Madison will be utilizing student assistance to complete the report the end of May or early June. Staff will need to then meet with stakeholders . the fishing community, kayakers, canoers, etc. and that would start happening in January. Springman reported that he toured a similar project in Ann Arbor Michigan and provided information on that park. Issues of concern from the RDA were increased traffic to the riverfront area, explore how this would attract young families to the community, how much space along the riverfront would be needed, make this a planned growth, explore a Linear Recreation Corridor for Boats, contact the Town of Dunkirk to involve in the process as this has more implications for the region, look at potential cost sharing opportunities through grants or private foundations. An update will be provided following the meeting with the DNR.

Discussion and possible action regarding demolition estimates for Highway Trailer and update on Millfab demolition:

Gary Blazek from Vierbicher was present for this item. He stated that the first of the five buildings will begin demolition in January and the last building should be completed by the end of March. The company will haul scrap at the end of the day and then be back in the morning. They are currently working with the Police Department to establish routes to remove the items. They are also looking at the cost to demolish the Carpet Warehouse building, True North submitted a proposal for \$48,300. By February the RDA needs to let Earth Construction know about the demolition of the Carpet Warehouse building.

Moved by Hirsch, seconded by Duranczyk, to recommend to the Common Council approval of the bid for Earth Construction LLC for \$48,300 to demolish the Carpet warehouse building at 425 E. South Street. It was noted that the abatement report is pending and will cost an additional \$10,000. Mr. Blazek noted that the contractor plans to salvage materials. Motion carried unanimously.

Update and possible action regarding TIF restructure:

Mr. Becker provided an update of the Council's approval to move forward with the TIF restructure. He recommends that there be a standing item on each agenda. The next step will be to look at land uses, general layout, and housing types. Discussion took place regarding how to let residents know that the RDA is working on a vision. The RDA will look to schedule meetings in early January/February in order to be able to report back. The agenda needs to be set for the vision sessions and be able to drive the discussion at the sessions. Mr. Springman will contact someone with Dane County UW Extension to see if we can get a facilitator to conduct the process. Members would like the visioning session to be at a meeting other than the regular RDA meeting and plan to work on the objective for the session at the January 10th RDA meeting.

Future agenda items – Review and Discussion:

By-Laws
Financial Report
TIF Process
Grants
Demolitions

Adjourn:

Moved by Sveum, seconded by Springman, to adjourn at 7:20 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer