

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, January 10, 2018 . 5:30 p.m.

Hall of Fame Room

Present:

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

Absent and excused:

Denise Duranczyk, Ron Christianson

Others Present:

Gary Becker, Mindy Habecker . UW Extension Dane County Natural Resources/Community Development Educator, Ald. Jenson, Dorann Bradford, Bob McGeever, Mayor Olson, Bill Livik-Hub, Emily Bahr, Dennis Pince and Laura Trotter-Chamber

Call to order:

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

Communications:

Discussion took place about the memo from Human Resources & Risk Manager Director Gillingham provided in the packet about the access to the Highway Trailer building. Hirsch requested to add a future agenda item to work on a liability waiver so potential developers can access the property.

Approval of the December 13, 2017 RDA Meeting Minutes:

Moved by Hirsch, seconded by Springman, to approve the minutes of the December 13, 2017 RDA meeting as presented. Discussion took place on the wording in the whitewater park section of the minutes and Hirsch requested changing the word %small+families to %young+families. Motion carried unanimously with the requested change.

RDA Financial Report:

LaBorde asked if there were any questions on the memo and expense spreadsheet that was in the packet. Questions on the addresses and what property they were actually tied to were brought up. LaBorde will verify the addresses and report back what property each address belongs to.

Discussion and possible action regarding Visioning session(s):

Springman introduced Mindy Habecker who is with UW Extension of Dane County. Truehl and Becker gave Habecker an overview of what the RDA has done up to this point and the history of the site. Truehl and Becker will provide Habecker with maps, aerials, charrette information, past plans and any other pertinent information. Habecker explained how visioning sessions work and what information the committee should start thinking about before the sessions. Who should be involved, what outcomes do you want, initial ideas, a timeline, the finances for the project, what resources are available, what density is desired are questions that should be thought about in the next coming weeks. Ground rules, mandates and the biggest concerns, Highway Trailer Building and density, should be some of the first things tackled. It was decided the first session scheduled to be held January 31th should just be RDA members to lay out

ground rules and discuss how to proceed with future visioning sessions.

Discussion and possible action regarding TIF restructure:

a. Discussion of TID boundary changes:

Becker handed out a map with parcel listings of the current properties in the TIF district. Discussion took place on the boundaries and what should be included in the new TIF district and what should stay in the current one. Becker will bring back to next meeting a draft boundary map for review and approval.

b. Discussion of future land uses for redevelopment area:

Tabled

Review, discussion and possible action regarding RDA Bylaws:

Springman led the discussion regarding the RDA Bylaw proposed changes. Section 1 remove extra % in the 2nd paragraph in red. Section 2 committee agreed with outlined red changes. Section 3 was agreed the Finance Director is the executive director and to change references to Finance Director as Executive Director. The new attendance policy in red was approved. Section 4 change wording in red to Executive Director or designee shall prepare the agenda. The items in Red in Section 4 were approved. Section 5 discussion took place to add Public Comment as an agenda item. All other changes in red were also approved. Section 6 LaBorde will check what the policy is for tie voting to be consistent with other committees. It was decided to delete all of Section 7, 8 and 9. In Section 10 it was decided to strike % and upon approval of the Common Council+. Once Springman has changes made he will bring back to committee and then to Attorney Dregne for review.

Riverfront Redevelopment Area:

a. Millfab demolition update:

LaBorde presented a news release for discussion. Need to change the demolition start date to Thursday, January 11, 2018. News release will be posted on website and sent out to the news media and residents in the area. LaBorde will check with Planning Director Scheel as to if the homeowner affected the demolition were notified by mail and will let the members know what she finds out.

b. Grants update:

See item 11 for the SAG grant update.

c. Next steps for RDA/Council:

There is a Visioning session scheduled for Wednesday, January 31st at 5:30 p.m. in the Hall of Fame Room. Truehl and Becker will bring any materials that we already have. Members are to start thinking about the process and how it should work and what the ground rules and timeline should be before the meeting. Continue to report out the actions of the RDA to Council at their meeting in their communication section.

d. Budget Summary update:

No updates at this time until decisions are made on how to move forward.

e. Duranczyk RDA action plan ~draft:

Tabled

f. Duranczyk Redevelopment ~ Cost/Benefit Analysis

Tabled

g. Moline building initiative:

Springman will check on what pictures are available and a waiver with Risk Manager Gillingham to be able to allow access to the building.

Discussion and possible action regarding Cost Estimate for Highway Trailer demolition:

Truehl informed the group the memo that was included in the packet from Vierbicher with demolition and abatement costs went to Council the night before. Council approved adding the Carpet Warehouse building to the contract with Earth Construction.

Update regarding Whitewater park:

A memo from Parks & Recreation Director Dan Glynn was provided to the committee.

Discussion and possible action regarding executing the Site Assessment Grant Agreement with the Wisconsin Economic Development Corporation (WEDC) for Site Assessment Grant (SAG) funds for the demolition of the Milfab site:

Becker presented the Site Assessment Grant Agreement for discussion. This is the final contract for the grant. Discussion took place to add Tammy LaBorde and Gary Becker's name to the contract as contacts. Moved by Sveum, seconded by Hirsch to authorize Chair Scott Truehl to sign the agreement once the names have been added. Motion carried unanimously.

Future agenda items – Review and Discussion:

By-Laws
Financial Report
TIF Process
Grants
Demolitions
Revolving Loan Fund-status/options

Adjourn:

Moved by Sveum, seconded by Hirsch, to adjourn at 7:36 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer