

# REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, January 31, 2018 . 5:30 p.m.

Hall of Fame Room

## **Present:**

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

## **Absent and excused:**

None

## **Others Present:**

Gary Becker, Mindy Habecker . UW Extension Dane County Natural Resources/Community Development Educator, Mayor Olson, Ald. Jenson, Council President Swadley, Bob McGeever, Dorann Bradford, Franklin James, Phil Caravello, Bill Livik-HUB, Laura Trotter-Chamber, Emily Bahr, and Abby Abramovich

## **Call to order:**

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

## **Discussion and possible action regarding moving the closing for Marathon property from March 1, 2018 to April 1, 2018:**

Sveum stated that Mr. Nelson is asking for an additional thirty days. Truehl stated that Mr. Nelson has not yet returned the signed agreement.

Motion by Sveum, to extend the closing date for the Marathon property to April 2, 2018, second by Duranczyk. Motion carried unanimously.

## **Discussion and possible action regarding plan for Visioning session(s)**

Truehl stated that Ms. Habecker was asked to return to this meeting to help the RDA determine where they are going. She sent a series of questions to Truehl and Springman which is included in the document that was sent out for the meeting. Truehl asked Mr. Becker to present information that he had gathered related to the various studies, development plans, and site conditions for the riverfront development area. Mr. Becker noted that there have been a number of public hearings, open houses and visioning sessions and doesn't feel that any more are needed; that the group is spinning its wheels.

Truehl asked what type of documents are needed for the creation of TID 8. Mr. Becker stated that he will need to create a land use map, property improvements, development projections based on density and that a decision needs to be made about the highway trailer building (HTB). Mr. Becker reviewed the various studies, development plans and site conditions for the riverfront development area listed on the spreadsheet with the RDA.

Sveum stated that the RDA has received public input and that is what led them to develop the previous plan. He stated that there is no need to start over but to only move ahead. He stated that Mr. Becker is recognized for his expertise throughout the State even though people at this

table don't. He stated that Mr. Becker can tell the RDA what it needs to do next.

Motion by Sveum to dispense with the visionary process and move ahead with Mr. Becker, second by Christianson.

Duranczyk noted that during the charrette they found issues that needed to be taken care of. She also put forward an action plan and also was told there are items that need to be resolved. She doesn't see why everyone didn't anticipate this. There are new members that have given the RDA new energy and ideas. She has gotten a lot of information and now the RDA needs to sift through it. A decision needs to be made on the HTB, if we will have rental vs. owner property, market rate vs. affordable housing, what are the budget priorities, and what are the goals. Springman noted that Mr. Becker's summary provides a number of items which we need to work through. We need to look at what has changed since last fall and get the information together that is needed to create the new TID. The development should create a sense of place. Springman has been meeting with representatives from Monona who are working on their development. He suggests calling the riverfront development "Mandt Wagon Works" and that there is a need to develop a marketing strategy. Mr. Becker noted that branding for the project is up to the developer.

Truehl asked what was needed to calculate increment for the development. Mr. Becker stated that it's easiest to calculate when there is a developer and a proposal; without a developer you look at the quality of the building, the value of the square footage, and how many buildings in the area, then you make projections. Mr. Becker also noted that most communities are looking for maximum density. Truehl asked if it was possible to work off the last developer's plan. Mr. Becker stated that at this point that would be his best guide. Ald. Jenson noted that the Council has to decide what to do with the HTB before the RDA can move forward. Truehl noted that was correct, previously the RDA had voted 6-1 to remove the building and the Council put a moratorium in place. He also stated that it doesn't make any sense to start until after the April election. Hirsch noted that there needs to be a decision made, that the Council had sent this to the RDA to provide further information. Sveum noted there are issues to work out but Mr. Becker can lead us through the process. He also stated that we can't set rigid parameters for the developer's, that they need a blank canvas and Mr. Becker can lead discussions and get developer's to talk to us. Ms. Habecker noted that she has worked on planning issues not on redevelopment. She would look at the pertinent information and then determine what needs to be focused on and what information needs to be presented to the council in order to help the public process move forward. She would work on facilitation and process design in order to get the information needed in order to move forward.

Discussion took place on what the direction from the Council was to the RDA. Truehl stated that he met with Gorman as requested to see if they were interested in being the master developer, and they were not due to the change in funding for tax credits at the State level. Hirsch noted there was additional cost information that was to be provided. Truehl stated that the RDA has received the information on the cost to demolish the entire HTB at \$740,000 or to demolish only part of the building saving the blacksmith shop which would reduce the amount to \$700,000. Sveum reminded the RDA that they have already voted to demolish the HTB. Springman stated that he contacted Mark Ernst and they are aware of developers who may be interested in this project. Springman stated that the planner from Monona (Sonya) would be happy to provide information on what their process has been on development.

Sveum withdrew his motion, second by Christianson.

Motion by Sveum to have Gary Becker bring forward an outline for a plan to take the next steps and address the major issues in order to move forward, second by Christianson. Motion carried 7-0.

**Future Agenda Items:**

Truehl suggested that Mr. Becker provide a list of items that need to be completed over the next few months in order to put TID 8 in place. He also asked Springman to see if the planner from Monona was interested in attending a future meeting. Sveum asked if we can stop referring to the housing for Elven Sted as %~~low~~ income+, it is %~~w~~orkforce housing+.

Ald. Jenson introduced Abbey Abramovich who is interested in possibly purchasing the Power House building. Staff will provide her with the necessary contact information.

Truehl asked if there were any other items for the next meeting - there were none.

**Adjourn:**

Motion by Sveum seconded by Christianson to adjourn at 7:18 p.m. Motion carried unanimously.

Respectfully submitted,

Tammy LaBorde  
Director of Finance & Economic Development