

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, October 11, 2017 – 5:30 p.m.
Mayor's Office

Present:

Scott Truehl, Regina Hirsch, Denise Duranczyk and John Kramper

Absent and excused:

Roger Springman, Ron Christianson, Peter Sveum and Finance Director Tammy LaBorde

Others Present:

Gary Becker and Mayor Donna Olson

Call to order:

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

Communications:

Hirsch, who is a member of the Parks and Recreation Committee, suggested a joint meeting at some point with the Parks & Recreation Committee and the RDA may be beneficial to both groups. The Parks & Recreation Committee is having a presentation by Gary Lacy, President of Recreation Engineering Planning (REP), on November 1, 2017 at 6:00 p.m. to discuss the whitewater park that would be located in the redevelopment area.

Approval of the September 20, 2017 RDA Meeting Minutes:

Duranczyk stated she would like the minutes to reflect those absent if they were not excused or if they contacted the chair or staff for future minutes. The minutes from September 20, 2017 will be revised to show that Duranczyk was absent and excused. Moved by Hirsch, seconded by Kramper, to approve the minutes of the September 20, 2017 RDA meeting as presented with the noted change. Motion carried unanimously.

RDA Financial Report:

The financials were included in the packet. Duranczyk had several questions about expenses listed in the reports and wanted clarification of what the charges were for. Staff will bring back answers to next meeting and will be discussed in greater detail at that time.

Riverfront Redevelopment Area:

a. Millfab demolition update:

Becker reported the state budget passed and the grant money is now available. Becker will be talking with the demolition contractor and have a date soon as to when the demolition will start. Becker said there will be a demolition coordination meeting on October 17th at 4:00 p.m.

Representatives from WEDC, DNR, contractor and city staff will be talking about the timeline and issues surrounding the demolition. RDA members are invited to attend and listen to the discussion and then it will be opened up to the RDA to ask any questions around 5:15 p.m.

Becker also informed the group he was with the environmental consultants on site at the carpet warehouse building. There is a lot of stuff inside the

building that will need to be removed before demolition can take place. The items don't look suspicious so there should be no problems with asbestos or lead paint. Becker informed our attorney and they are working on getting the items removed.

b. Grants update:

Becker reported we have \$180,000 in grant money – WAM for \$30,000 and SAG for \$150,000. The WAM grant will help do Phase 2 and the SAG grant is a match grant. Becker suggested talking to the DNR and WEDC at the demolition coordination meeting to see what other grants are available.

Becker noted that the RDA needs to give a presentation about the charrette that took place this summer to be reimbursed. He will attend, but needs at least one member of the RDA to also attend. Becker will send out a date and time to the members to see who is available to attend the meeting that typically takes place during the day in Madison.

c. Next steps for RDA/Council:

Truehl stated that the demolition contract had not gone to council yet for approval. Truehl was waiting to send because of the hold up with the state budget. Once we have the numbers for the Millfab and carpet warehouse then we can take to council. Becker said he would need to know what would be coming down first before moving forward. RDA has not closed on the carpet warehouse building yet, and that would need to happen before demolition could take place.

d. Budget Summary:

Becker went thru his Project Costs spreadsheet that was included in the packet. Discussion took place about the items listed and if they should be broken out more and if we should change the amounts. Duranczyk stated she has been working with Tom Lynch in regards to the bridge and riverwalk budget numbers. Hirsch suggested the RDA and Parks and Rec Committees work together in funding efforts. Discussion took place on the RDA presenting an overall vision with budget numbers. Discussion took place on adding at the end of the budget a list of funding options, such as grants and then what type of grant – matching or not. Suggestions also included having 3 scenarios based on what we would need to make a TIF in that area financially work. Scenarios would be one with the Highway Trailer building completely gone, one with the building still there and one with just the blacksmith building there. Becker will reach out to Mark Ernst to ask for a proposal of what it would cost to do the scenarios and bring back to the next meeting so that could be incorporated into the budget.

e. Duranczyk RDA action plan - draft:

Duranczyk will revise her action plan after tonight's meeting and will bring back for discussion at the next meeting.

f. Duranczyk Redevelopment – Cost/Benefit Analysis:

Tabled.

g. Moline building initiative:

Tabled.

Discussion of TIF strategy:

Becker went thru his timetable to re-structure TID #5 and create new TID #8. Discussion took place on the advantage of recreating a TIF and the deadlines and responsibilities of the RDA and Council to accomplish the changes. Suggestions included having a joint RDA and COW and invite Springsted to help present the TIF options. More discussion to take place at the November meeting.

Discussion and possible action regarding Request for Proposal for Highway Trailer Building demolition:

Becker stated the proposal from Vierbicher dated June 29, 2017 had not been approved by the RDA. Moved by Duranczyk, seconded by Hirsch to approve the June 29, 2017 Vierbicher proposal not to exceed \$28,800 as presented. Motion carried unanimously.

Review, discussion and possible action regarding RDA Bylaws:

Tabled.

Future agenda items – Review and Discussion:

Kramper asked that the Revolving Loan Fund (RLF) be placed on a future agenda to discuss the structure of the program. Hirsch requested Kramper bring back suggestions for different structures for the program, for example from a loan to a grant.

Adjourn:

Moved by Hirsch, seconded by Duranczyk, to adjourn at 7:30 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer