

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, November 8, 2017 – 5:30 p.m.

Mayor's Office

Present:

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

Absent and excused:

Scott Truehl

Others Present:

Gary Becker

Call to order:

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

Communications:

Sveum reported that the Carpet Warehouse closing will hopefully happen on November 10th with a contingency that the property is empty and ready for demolition. Becker will inspect and let the lawyers know if the closing can take place.

Approval of the October 11, 2017 RDA Meeting Minutes:

Duranczyk requested that under the approval of the September 20, 2017 minutes section that the wording be changed to add "those absent if they were not excused and excused if they contacted the chair or staff". The October 11, 2017 minutes will be revised to reflect Duranczyk's changes. Moved by Duranczyk, seconded by Hirsch, to approve the minutes of the October 11, 2017 RDA meeting as presented and amended. Motion carried unanimously.

RDA Financial Report:

LaBorde went thru the financial spreadsheet that was in the packet. Discussion took place on the legal, electric and storm water charges. It was decided this report should be included in each meeting packet in the future.

Riverfront Redevelopment Area:

a. Millfab demolition update:

Becker reported that Earth Construction is behind in their scheduling due to weather and will likely not start demolition until January. All approvals are in place and grants are lined up and we are ready to demolish when Earth Construction is available. Becker said Earth Construction will have a meeting with staff to discuss logistics, transportation routes and public safety in that area when the time gets closer. Discussion took place on whether to do a press release and the timing of doing one. It was decided to do a press release after the public safety meeting so the neighbors and general public can be informed of the plan for demolition and if the local papers and news stations want to run it they can.

b. Grants update:

Becker reported he and Duranczyk went to the Build Grant interview and the committee was very impressed with our design charrette that we held. We were approved for the grant and a check will be sent soon to cover our expenses for that weekend.

c. Next steps for RDA/Council:

Springman reported that Truehl had attended the last Landmarks Commission meeting as a representative of the RDA and Council and will work with the Landmarks Commission to help create new historic building ordinances.

d. Budget Summary:

LaBorde presented a preliminary budget for the RDA and explained it was hard to put together a budget without knowing what the plan or direction the RDA and Council wants to take. Becker stated that he and Duranczyk are working on trying to get accurate Riverwalk and improvement numbers. Discussion took place about amending TID #5 and creating a new TID.

e. Duranczyk RDA action plan - draft:

Duranczyk presented her action plan and discussion took place on the items. Discussion included meeting with the parks and rec committee, emission issues with the wastewater treatment plant and screening the plant from the public. Duranczyk will update her action plan and bring back to the next meeting.

f. Duranczyk Redevelopment – Cost/Benefit Analysis:

Discussion took place on the wants and needs of the Riverfront Redevelopment Area and the relationship between acreage and density to the TIF. Becker stressed that those decisions are part of the tax increment restructure process. Becker believes the RDA should work on getting the numbers finalized – what expenses will we incur and how much revenue would we need to make the TIF profitable, and then bring in a consultant like Mark Ernst. Ernst would then listen to what we have and then bring back a proposal.

g. Moline building initiative:

Springman went thru his proposal. Becker stated that Mark Ernst is excited about the possibility of preserving the blacksmith shop. Discussion took place about possible uses for the building and the possibility of going in and taking pictures. LaBorde said she would have to check with Risk Management to see if it is possible to enter the building safely.

Discussion and possible action regarding TIF restructure:

Becker went thru the tax increment restructure process and timetable. Moved by Sveum, seconded by Christianson, to recommend the City Council initiate planning for an amendment of tax increment district #5 and the creation of a new tax increment district for the riverfront redevelopment area. Motion carried unanimously.

Discussion and possible action regarding Cost Estimates for Highway Trailer and Carpet Warehouse Building demolition:

There are no estimates at this time. Item tabled.

Review, discussion and possible action regarding RDA Bylaws:

Springman led the discussion on the by-laws and rules of procedure changes he recommends for the RDA. Duranczyk would like to see under section 2, General Powers and Duties, the wording of "on matters involving property transactions and policy and financial matters" struck from what Springman proposed to add. No comments on adding the new section of Code of Ethics. To be consistent with ordinance language it was suggested dropping the phrase executive director under section 3. The need for an Ad Hoc committee can be established at the Council level so it is not needed in the RDA by-laws. The attendance policy section will be added with no changes. Under section 4 change wording to "The City Finance Director or designee shall prepare the agenda with input and approval of the chairperson". Under section 5 replace "Public Hearing" with "Public Comments". Discussion took place on section 6 about voting. The question came up about what happens if there is a tie vote. LaBorde will research the language Council uses and will forward that to Springman. It was suggested the group finish reading the rest of the changes and bring back suggestions to the next meeting. Springman will bring back a red-lined copy to the next meeting.

Discussion regarding Whitewater Park:

Hirsch gave a summary of the presentation she attended last week on the whitewater park project. The Parks and Recreation Committee's next steps are to either do a feasibility study or have an economic impact analysis done and they are interested in finding out if the RDA would be interested in cost sharing. It was decided to invite Tom Lynch and Dan Glynn to the next RDA meeting to further discuss and hear about their ideas for a whitewater park.

Future agenda items – Review and Discussion:

Whitewater Park presentation by Parks Department
Riverfront Redevelopment
By-Laws

Adjourn:

Moved by Sveum, seconded by Hirsch, to adjourn at 7:52 p.m. Motion carried unanimously.

Respectfully submitted,
Lisa Aide
Deputy Treasurer