

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, March 11, 2020 6:00 p.m.

Hall of Fame Room, Opera House Building

Present: Roger Springman, Dale Reeves, Regina Hirsch, Pete Manley and Ozzie Doom, Carl Chenoweth (called in at 6:37 p.m.), Lukas Trow

Absent and excused: None

Others present: Finance Director Friedl, Attorney Callan, Planning Director Scheel, Gary Becker

Call to order: Springman called the meeting to order at 6:00 p.m.

Communications:

Trow provided an update on the Downtown Revitalization Report and some of the outstanding comments that still need to be addressed by Ayers prior to finalizing. An open house will be held on May 4th or May 5th for public input with the final report being presented immediately preceding the June 9th or June 23rd City Council meeting.

Trow informed the RDA another Revolving Fund Loan has been approved leaving a remaining balance of \$35,000.

Springman noted he attended the last Downtown Revitalization Committee meeting and he recommended an Executive Summary be included in the final draft of the report.

Public Comment:

None.

Approval of minutes from February 12, 2020

Motion by Trow to approve the February 12th minutes, second by Hirsch. Motion passed 6-0.

Finance Report

Director Friedl provided a summary of the 12/31/19 RDA, TIF 5 and TIF 8 financial results. Director Friedl also provided a brief overview of the initial financial planning tools created for TIFs 5 and 8.

Old Business

- a. Summary of Riverfront Work Group activities and findings

Director Scheel provided the RDA with a summary of the working group sessions held related to the potential RDA property transfer, future project phasing, land parceling, developer's agreement, etc. Director Scheel also recapped the RDA accomplishments over the past 18 months.

b. Discussion and possible action on transfer of RDA property to City for Riverfront project development

Director Scheel informed the RDA that the proposal from the working group sessions is to transfer the RDA owned property to the City and document the RDA's future role in the Riverfront Project in the final transfer agreement. Hirsch provided the RDA members with a document outlining the preliminary requirements for inclusion in the final transfer agreement. Becker discussed the following items the RDA would like to include in the final transfer agreement:

- RDA will review and approve a Concept Master Plan prior to Plan Commission review
- The RDA will review the Concept Plan and pro forma information for each Phase of the development
- The City follows the requirements regarding a public hearing on the terms of sale of any RDA property sold without bid
- The RDA shall review each completed Phase development and certify building constructions/other physical improvements prior to subsequent sale of property within that Phase
- RDA in conjunction with the City and developer(s) will write the developer's agreement for each Phase of development on this site.

Additional conversation followed related to the items above and how to move forward. Decision on Item b. was tabled and will be addressed by the RDA at a later date.

Springman and Reeves will arrange a meeting with Brink to discuss outstanding requests for information as compiled by the RDA and City staff over the next week.

c. Discussion and possible action on creation of three CSMs for Riverfront project

Item c. was tabled.

d. Discussion and possible action on legal work needed to create property transfer agreement that retains continuing roles and responsibilities for RDA

Item d. was tabled.

e. Discussion East Main Street Redevelopment Plan needs and progress

Becker provided a summary of the East Main Street Redevelopment Plan status and potential opportunities he has identified in the area thus far. Further discussion will continue during future RDA meetings.

f. * Closed session on Marathon site settlement negotiations

Motion by Hirsch to go into closed session at 8:52 p.m., second by Manley. Motion passed by roll call 6-0.

Motion by Trow to move into open session at 9:15, second by Doom. Motion passed 6-0.

* The RDA may convene in closed session pursuant to sections 19.85 (1)(e) and (g), Wisconsin Statutes to confer with legal counsel regarding negotiations and litigation strategy related to the Marathon site redevelopment project

Topics for April 8, 2020 RDA meeting

- East Main Redevelopment Program

Adjourn

Motion by Reeves to adjourn the meeting, second by Trow. Meeting adjourned at 9:17 p.m.