

REDEVELOPMENT AUTHORITY NOTICE

The City of Stoughton will hold a meeting of the **Redevelopment Authority** on September 29, 2010 at **5:30p.m.** in the **Hall of Fame Room**, 381 E Main St, Stoughton, WI 53589

Agenda:

1. Call to order.
2. Approve minutes of 08/11/10 and 09/08/10.
3. Communications
4. Discussion with Ayres & Assoc regarding Remediation Action Plan for the 8th Street Property.
5. Discussion and action re: Vierbicher proposal for site remediation for the 8th Street property.
6. Discussion and action re: 8th Street property Option to Purchase
7. Discussion and action re: Movin Out Developer Agreement
8. Update on Marathon Station
9. Future Agenda Items:
10. Adjournment.

Dan Kittleson, Chair
09/24/10
DK:ljs

SENT TO:

Dan Kittleson
Peter Sveum
Jim Schaefer
Steve Sletten
Ron Christianson

Carl Chenoweth
Scott Truehl
Mayor Olson
Finance Director Laurie Sullivan
Planning Director Rodney Scheel
Gary Becker/Ben Zellers
Dave Porterfield, Movin' Out

CC: City Council Members
Department Heads
City Attorney Matthew Dregne
Deputy Clerk Pili Hougan
Receptionist – Debbie Blaney

Stoughton Library Admin. A. - Debbie Myren
Chamber of Commerce – Dave Phillips
Sto.Newspapers/Wisconsin State Journal

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL

Note: For security reasons, the front doors of the City Hall building (including the elevator door) will be locked after 4:30 p.m. If you need to enter City Hall after that time, please use the east entrance on the side of City Hall.

Note: If you are physically challenged and are in need of assistance, please call 873-6677 prior to 4:30 p.m.

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, August 11, 2010 – 5:30 p.m.

Hall of Fame Room, City Hall

Present:

Dan Kittleson, Scott Truehl, Carl Chenoweth, Steve Sletten, Peter Sveum, Ron Christianson and Jim Schaefer

Others Present:

Utilities Director Bob Kardasz

Call to order:

Committee Chair Kittleson called the meeting to order at 5:30 p.m.

Minutes of the RDA Meeting of July 15, 2010:

Moved by Sveum, seconded by Christianson to approve the minutes of the July 15, 2010 RDA Meeting as presented. Motion carried unanimously.

Communications: None.

Update on Marathon Station:

The Jurisdictional Offer was sent to property owner ABP. The city was notified today, Wednesday August 11th that ABP has accepted the offer. Closing should be scheduled for late September.

Update on Movin Out Developer Agreement:

Staff, Peter Sveum, and Gary Becker have been working on a Developer Agreement. The draft of the Agreement will be shared with Dave Porterfield of Movin Out for his comments. A draft of the Agreement should be available for our September 8th meeting for RDA comments before being submitted to the attorneys for both parties.

Update on Highway Trailer Property:

Utilities Director Bob Kardasz gave an update on the electrical and water line changes still needed at the Highway Trailer building. Attorney Matt Dregne is working on a License Agreement to be included in the Offer to Purchase. The draft of this Agreement should be available for our September 8th meeting.

Future Agenda Items:

Movin' Out Developer Agreement

Adjourn: Moved by Sveum, seconded by Christianson to adjourn at 6:27pm.

Respectfully submitted,
Dan Kittleson
Redevelopment Authority, Chair

REDEVOPMENT AUTHORITY MEETING MINUTES
Wednesday, September 8, 2010 – 5:30 p.m.
Hall of Fame Room, City Hall

Present:

Dan Kittleson, Peter Sveum, Steve Sletten and Jim Schaefer

Absent:

Alderman Carl Chenoweth, Alderman Ron Christianson, Scott Truehl

Others Present:

Finance Director Laurie Sullivan, Planning Director Rodney Scheel, Gary Becker of Vierbicher & Assoc.

Call to order:

Committee Chair Kittleson called the meeting to order at 5:30 p.m.

Communications:

Wisconsin Main Street is holding Seminars the beginning of October. Ald. Chenoweth had expressed interest in this program. Sullivan will get the information to Chenoweth.

Update on Status of Marathon Station acquisition:

The jurisdictional offer to purchase has been sent, we are currently in the 60 day waiting period for ABP properties to accept and close on the offer to purchase. The 60 day period ends on September 28.

Discussin and Aciton re: Development Agreement between Moving Out and the Stoughton RDA for the Eighth Street Property:

Gary Becker was present to walk the committee through the draft developers agreement. The following changes were suggested:

Section: 1.7 Hourly rate-verify and change if necessary

Section: 2.5.5 Financing commitment-verify and change date.

Section: 2.7(2) Environmental section need to be re-written.

Section: 2.10.2 Add City as additional insured

Section: 3.1 Reference Exhibit D.

Moved by Sveum, second by Schaefer to make adjustments as noted and send document on to the City Attorney. Motion carries unanimously.

Discussin and Aciton re: Hwy Trailer Property offer to purchase and temporary water main license agreement:

Moved by Sveum, seconded by Schaefer to approve the agreement and the attachments. Direct staff to forward to the Attorneys.

Update on Business Incubator:

Chamber Director Phillips has scheduled the first meeting of the incubator committee for September 15th at 3:00 p.m.

Future Agenda Items: Tentative Next Meeting is August 11th.

Review Developer Agreement

Review Remediation Action Plan – Ayres & assoc.

Next meeting: September 29, 2010

Adjourn: Moved by Sveum, seconded by Christianson to adjourn at 6:45 pm.

Respectfully submitted,

Laurie Sullivan, Director
Finance and Economic Development