

APPROVED

Redevelopment Authority Commission Meeting
November 29, 2017
Brillion City Hall
7:00 AM

1. Meeting was called to order at 7:04 AM

RDA Members Present: Tamara Hillman, Kim Buboltz, Matthew Bennett, Mel Edinger, Ralph Rice, Beth Wenzel

Absent/Excused: Lori Gosz, Jerome Popp, Mayor Gary Deiter

Guests: Betty Nies, TJ Lamers, Mary Kohrell, Wes Kempen

2. **Approval of the Agenda:** Motion by Bennett, second by Edinger to approve the agenda. Motion carried.

3. **Approval of Minutes:** Motion by Edinger, second by Buboltz to approve the November 9, 2017 Redevelopment Authority Commission minutes. Motion carried.

4. **Downtown Development Project:**

a. **Agreement for Professional Services – McMAHON – CSM**

This agreement was approved at the November 9 meeting. No action was taken.

b. **Agreement for Professional Services – McMAHON – WEDC Grant**

Motion by Rice, second by Buboltz, to postpone this discussion until the December 14, 2017 meeting to allow further information about the invoice to be gathered. Motion carried.

c. **WEDC Grant Update**

Lamers and Kohrell provided an overview of the 91-page grant application that was submitted on November 21, 2017. A full copy of the grant application was displayed at the meeting, and selected pages were distributed. The application requested the full \$250,000 amount as part of an overall \$9.6M project. An initial update from WEDC is expected in approximately 2 weeks, and based on that feedback, the City should expect up to another 6 weeks until a final decision is made.

d. **Closed Session per W.S.S. 19.85 (1)(e)**

Motion by Buboltz, second by Edinger, to go into Closed Session per W.S.S. 19.85 (1)(e). Motion carried and the RDA went into closed session at 7:50AM. Wes Kempen left the meeting at 7:49AM. Hillman left the meeting at 8:30AM

e. **Open Session: Motion by Edinger,** second by Rice to return to Open Session. Motion carried and the RDA returned to Open Session at 8:36AM.

f. **Offer to Purchase – Excel Properties LLC:**

Motion by Bennett, second by Buboltz to approve and authorize the signature of the counteroffer with Excel. Motion carried.

g. **Offer to Purchase – Northpointe Development**

TJ Lamers brought Andy Dumke, Northpointe Development, to the meeting via phone call. Dumke explained that there is one annual application deadline for WHEDA housing tax credits on December 9, and if the credits for the project are approved in March, ground for the multifamily housing unit would be broken sometime in mid to late summer. If the tax credits are not approved, the agreement between the Brillion RDA

Commission and Northpointe would immediately be terminated. Based on the preliminary scoring process, Dumke is very encouraged about the possibility of the application being approved. Based on comments provided to the RDA by Attorney King, the RDA recommended the draft offer to purchase be amended to show the agreement is between Northpointe and the Brillion Redevelopment Authority Commission. Motion by Bennett, second by Edinger to approve the Northpointe Development Offer to Purchase as amended. Motion carried.

h. **Developers Agreement** – Northpointe Development

The draft agreement will be reviewed at a future meeting.

5. Brillion Iron Works Update

Wenzel reported that the Memorandum of Understanding between the City of Brillion and Ariens regarding the Brillion Iron Works property was approved by the Council and the project is moving ahead. She indicated a City committee consisting of herself, Joe Levash, and Lori Gosz was appointed in the MOU to represent the City through the process. A meeting is being planned in the near future with Ariens.

6. New business

- a. Future Agenda Items: consider short-term borrowing options for the RDA to meet current financial obligations; generate ideas for the RDA to create revenue sources
- b. Next Meeting Date: December 14, 2017 at 6:30PM at Brillion City Hall

7. Adjournment

Motion by Buboltz, second by Edinger to adjourn the meeting. Meeting was adjourned at 9:06 AM.

Submitted by Mary Kohrell, Acting Secretary