



**THE CITY OF
WATERTOWN**
Redevelopment Authority for the City of Watertown
Turning Opportunity into Results

Monday November 15, 2021

6:30 pm

In-PERSON/VIRTUAL MEETING

Council Chambers, City Hall

By Phone or GoToMeeting:

<https://global.gotomeeting.com/join/471703029>

For the Public, Members of the media and the public may attend by calling: (US) +1 (872) 240-3412

Access Code: 471-703-029

All public participants' phones will be muted during the meeting except during the public comment period where applicable.

RDA STRATEGIC PRIORITIES

- 1) ~~400 W. Main St. block demolition, Town Square design etc.,~~ and publicizing town square project for possible funding from sources other than the City.
- 2) Facilitating quality development in downtown, and
- 3) Creating an approach and working to attract development projects downtown.

AGENDA

1. Pledge of Allegiance
2. Roll Call
 - a. Present: Salas, Kuenze, Zastrow, Zimmermann, Ruetten, Bartz
 - b. Absent: Marchant
3. Determination of Quorum and Call to Order
4. **Review/Approve:** Minutes of Previous Meetings – October 6, 2021 and October 28, 2021
 - a. Motion to approve by Zastrow, seconded by Ruetten. Minutes approved unanimously.
5. Public Comment
 - a. Member of the public commented regarding the Watertown Library Board's concerns about location of community table on town square and protection for Library's wall of glass windows.
6. Presentation on the value of a regional approach to economic development: Ben Wehmeier, JCEDC
 - a. Mr. Wehmeier discussed the activities of Jefferson County Economic Development Corporation and how they facilitate economic development in Watertown and beyond.
7. Status reports
 - a. Community Support/Communication – Mueller
 - i. Working to recognize donors on the Town Square through feather flags prior to construction
 - ii. Working on another case study
 - iii. Planning for Town Square naming press releases and the history wall installation
 - iv. Working on the RDA's first Annual Report
 - b. Common Council update – Ruetten
 - i. Reported on turnover within City Staff – Clerk, attorney and street department superintendent
 - ii. City may be instituting a pay increase across positions to be more competitive and increase employee attraction and retention.
 - c. Fundraising – Zimmerman
 - i. RDA received a million dollar donation for the Town Square from the Bentzin Family.
 - ii. The Bentzin Family will be contributing an additional amount to sponsor a historical art installation on the square as well.

- d. Executive Director update – Allon
 - i. Town Square
 - 1. Permitting Status: Submitted plans to City today. Site plan review is on Monday.
 - 2. Construction Management services – working with Eric Graff at Maas on the contract. Tony Meyers will be the project manager and he's already begun working through the construction documents. He will be starting a shared project portal using ProCore to loop in the RDA, SmithGroup and other key project stakeholders.
 - 3. Grants – It is one week into the passive review with JFC for the DNR grant. That review period ends next Monday November 22. The CDI grant has been turned in and will have results in January.
- 8. Update on new revolving loan fund application – Allon/Zastrow
 - a. One request for a construction project at Ellias Inn.
 - b. A second request was received on the morning of the meeting.
 - c. Allon said there was roughly \$200,000 in lending capacity.
- 9. **Review/Approve:** September and October financial reports
 - a. Zimmerman motioned to approve, Zastrow seconded. Financials approved unanimously.
- 10. Future possible agenda items.
- 11. Next meeting date and time.
 - a. December 16
- 12. Adjournment.