

MINUTES

Economic Development Committee Meeting

Date | time Wednesday, November 10, 2021, at 5:15 P.M. | *Meeting called to order by* Watson at 5:15 P.M.

In Attendance

Members Present: Tom Neal (C), Sarah Watson, Lisa Rasmussen, Becky McElhaney, and Tom Kilian
Others Present: Mayor Rosenberg, Liz Brodek, Tammy Stratz, Tara Alfonso, Shannon Graff, Randy Ffirk, MaryAnne Groat, Chuck Ghidorzi, Trent Claybaugh, Tom Raddantz, Sam Wessel. Deb Ryan

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 1 – Approval of the Minutes from 11/2/2021

Watson motioned to approve minutes, seconded by Kilian. Motion carried 5-0

Agenda Item 2 – Discussion and Possible Action on proposals for the Westside Battery RFP

Brodek introduced the topic and explained the developers were present to answer any questions the committee might have.

Rasmussen asked Claybaugh if the summary from REI addressing site restrictions would be a deal breaker for their proposal or overcome the obstacle(s).

Claybaugh responded that based on the cost projections received from their architecture and engineering firms they had enough buffer built into their model to weather any possible concerns mentioned. He said they still need a geotechnical report to clarify any issues Gorman will face with the development. Claybaugh further explained when he built the model, he was very aware of how constrained the site is, which is why he built in a substantial buffer to accommodate any possible additional costs that might arise.

Watson asked Claybaugh if there was any development regarding the parcel across the street if additional parking is needed. Claybaugh said he contacted the owner of the parcel who said they would be willing to sell the parcel for the right price and Gorman staff have identified a price they think would be reasonable.

Ghidorzi spoke in favor of the W.O.Z. proposal.

Tom Raddantz spoke briefly about their concerns about the site.

Agenda Item 3 – Closed Session – pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Consideration of development proposals received for the Westside Battery RFP

Rasmussen motioned to move to closed session, seconded by Watson. Motion carried 5-0.

Agenda Item 4 – Reconvene into Open Session to Take Action on Closed Session Items, if Necessary

Rasmussen commented about the need for a diverse mix of housing at all levels and discussed the need for affordable housing which prompted the creation of the housing task force. Rasmussen continued that Gorman's proposal checks all the boxes for affordable housing but also offers quality aesthetic, will help activate public spaces for the east side of the river.

Rasmussen motioned to approve Gorman's approval and direct staff to execute the appropriate process steps. Motion seconded by Kilian. Motion carried 5-0.

Agenda Item 5 – Adjourn

Motion to adjourn by Watson, seconded by Kilian. Motion carried 5-0.