



MINUTES OF THE REDEVELOPMENT AUTHORITY

MONDAY, JANUARY 26, 2026 AT 6:00 PM

COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING | 450 SOUTH MAIN STREET | RICHLAND CENTER WI 53581

The meeting was called to order by Chair Collins at 6:00 PM. A quorum was present. Members present: John Collins, Karin Tepley, Barb Shannon, Keith Behling, Ray Wilson. Members absent: Doug Martyniuk and Marsha Machotka. Others present: Mayor Todd Coppernoll, Attorney Michael Windel, Director of Public Works Jasen Glassbrenner. Proper notice of the meeting was affirmed.

APPROVAL OF MINUTES

The January 20, 2026 Meeting Minutes were not available.

TREASURER'S REPORT

Ray Wilson reported the following: No money had been spent since the last report showing an account balance of \$75,303.92

DISCUSSION AND POSSIBLE ACTION ON THE ENGAGEMENT OF ABT SWAYNE LAW LLC FOR LEGAL SERVICES

Legal Services Agreement: Potential conflicts of interest regarding the retention of Abt Swayne Law LLC were discussed. Attorney Michael Windle affirmed that no current conflicts exist and committed to withdrawing or deferring representation should any arise in the future. Legal services will be billed at an hourly rate of \$175.00.

Motion by Collins to engage Abt Swayne Law LLC for legal services, seconded by Tepley. Motion carried unanimously.

DISCUSSION AND POSSIBLE ACTION ON THE SALE OF RDA LOT

The Board discussed the RDA's authority to finalize the transaction independently of the Plan Commission or Common Council. It was determined that a presentation will be made to the Plan Commission, while the Common Council's specific authority remains under review pending Attorney Windle's analysis of state statutes. Additionally, the Board evaluated the project's alignment with the Comprehensive Plan and the original RDA objectives for the Orange Street Corridor.

CLOSED SESSION for the Purpose of Real Estate Negotiation

Motion by Collins, second by Tepley, to enter closed session pursuant to Wis. Stat., 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The meeting adjourned to closed session at 6:35PM. Others present included: Mayor Todd Coppernoll, Director Glasbrenner, and Attorney Windle.

Closed Session

The meeting reconvened in open session at 7:50PM.

Motion by Kepley, second by Collins to authorize Chair Collins to negotiate with New Tech within the scope discussed in closed session. Upon Roll Call Vote, motion passed 5-0.

FUTURE AGENDA ITEMS

- Review City RDA-Richland Center name
- Review and revise RDA language
- RDA ownership of Congress Street property near Our House Assisted Living

ADJOURNMENT

Motion by Behling, second by Wilson to adjourn. Motion carried 5-0. Meeting adjourned at 8:00 PM.

Meeting minutes recorded by John Collins