

## Watertown Redevelopment Authority (RDA)

To: RDA Board

From: Mason Becker, RDA Executive Director

Date: August 20, 2025

Subject: 111 S Water St discussion at Committee of the Whole meeting

### Background

At a scheduled Committee of the Whole meeting on August 5, 2025, I presented a PowerPoint (included in this meeting packet) discussing the history, current status, and potential future options for the City-owned parcel located at 111 S Water Street. As RDA board members are likely aware, the RDA previously had a goal to spur development of this parcel through creation of the Bentzin Family Town Square.

Feedback from the Common Council was varied. Some members expressed interest in seeing a private commercial development still occur on the property, though there was general acknowledgement that a larger, denser development (e.g. a larger apartment building) was probably no longer feasible on the property at this time.

Other members expressed some interest in either temporarily or permanently utilizing it as an extension of the Town Square (adding green space and bathrooms, etc). Some members also advocated for putting the parcel up for sale.

There was some discussion of the suggested open-air market concept, though some alders expressed that they would prefer this to be operated by a for-profit business or entity other than the City.

There seemed to be general interest in ensuring that the riverwalk could still be completed across the site, sometime in the future.

### Financial Impact

Future decisions regarding this property could impact City finances, future tax collections, or further investment within the nearby area.

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## Recommendation

No formal action is needed. This information is provided for awareness, given that the RDA has been engaged in significant planning work of this general area within the downtown.