

Wednesday, November 19, 2025, 6:00 pm

In-PERSON/VIRTUAL MEETING

Room 2044, City Hall

By Phone or Zoom Meeting:

1. Pledge of Allegiance
2. Roll Call
 - A. Present: Deb Sybell, Steve Board, Ryan Wagner, Jacob Maas, & Ald. Berg.
 - B. Virtual: Ald. Arnett and Dave Zimmermann
 - C. Absent: Todd Huhn
 - D. Other attendees: Stefanie Broere, John Kadish, Danielle Bailey, Zach Goodrich called in.
3. Determination of Quorum and Call to Order at 6:10 pm
4. Approval of meeting minutes
 - A. Regular board minutes 10.15.25.
Board motioned to approve
Maas seconded the motion. Motion carried unanimously.
5. Public Comment
 - A. None
6. Old Business:
 - A. **Review and discuss: Update RDA website**
 - a. Bios have been updated, new pictures have been taken and will be posted,
 - B. **Review and discuss: Development**
 - a. Riverwalk Funding opportunities and prioritization
 - i. Jeff Stone with Kapur will be presenting at the December meeting about funding options. Forward Community Investments was also invited to present funding options.
 - b. 111 S Water St
 - i. Renewed developer interest
 - c. 1911 Gateway Dr
 - i. There was an accepted offer on the property. The anticipated closing date is December. Multifamily units will be built. TID is being explored.
 - d. Oxbow
 - i. An anticipated schedule was shared, with consideration by the common council anticipated on January 20th. For the first reading, and February 3rd for the second reading.
7. New Business:
 - A. **RDA/CDA**

RDA STRATEGIC PRIORITIES

- 1) ~~100 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.

- a. Discussion about becoming a Community Development Authority with functions and responsibilities of RDA and Housing Authority absorbed into the new entity. Board needs more information. **The RDA will revisit as a discussion item at Dec. RDA board meeting.**

8. Status Reports:

A. **Beltz Foundation Grants:**

- a. Wagner updated on grants approved, pending applications, funding still available, and conversations with Dr. Beltz about renewing the program.

B. **Social media/messaging report:**

- a. The board reviewed the submitted report from Lisa Famularo. No comments.

C. **Council update:**

- a. Ald. Berg updated on the city budget and that Steph Juhl will be leaving and the RDA, Tourism, and Main Street Program will be looked to for Town Square programming in the future.

D. **Future Items:**

- a. Items for next agenda:
 - i. Discuss the CDA/RDA
 - ii. Wagner to update on grants
 - iii. Kapur will be presenting funding options
 - iv. Email Deb with any other items
- b. Next meeting is December 17, 2025, at 6 pm

9. Adjournment at 7:00 pm

Steve Board motioned to adjourn.

Jacob Maas seconded the motion. Motion carried unanimously. Meeting adjourned.