Redevelopment Authority for the City of Watertown
Turning Opportunity into Results

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.

Wednesday, February 18, 2026, 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: Ryan Wagner, Steve Board, Ald. Ken Berg, Ald. Tony Arnett, Todd Huhn, Deb Sybell, Jacob Maas, and Dave Zimmermann
   B. Virtual: None
   C. Absent: None
   D. Other attendees: Stefanie Broere, John Kadish, Danielle Bailey, Dave Paape, Kristine Butteris, Lydia Sobol, Zach Goodrow (WDT-virtual)
3. Determination of Quorum and Call to Order at 6:00 pm.
4. Approval of meeting minutes
   A. Regular board minutes 1.21.25.
      Steve Board motioned to approve
      Todd Huhn seconded the motion. Motion carried unanimously.
5. Public Comment
   A. None
6. Presentation Town Square update
   A. Kristine Butteris announced she would be leaving city employment this week.
      a. She expressed concerns about what that means for 5 planned music events this year at the square
      b. Following Kristine’s departure, inquiries about “what’s next” should be directed to the mayor
   B. Board members thanked Kristine for her service and wished her well.
7. Presentation Reflections on Main St. opportunities and challenges
   A. David Paape provided a historical record of the city’s consideration of additional parking on Main St.
   B. David shared results of a parking study he conducted and takeaways.
   C. Board members discussed the impact of parking availability challenges on Main St. businesses, their employees and customers.
   D. **Board members requested that this be a recurring agenda item for discussion**.
   E. **Jacob Maas motioned that David Paape’s presentation be shared with the Common Council**
      Ald. Ken Berg seconded the motion. Motion carried unanimously.
8. Review and take possible action: Downtown Commercial Rehabilitation Loan Program
   A. Lydia Sobol, Owner of the Goose & Gander appeared before the board to answer questions.

Dave Zimmerman motioned that to approve the loan.
Ald. Ken Berg seconded the motion. Motion carried unanimously.

9. Development update
   A. Deb Sybell gave an update on these development projects: Hunter Oaks Enclave, Oxbow, Lumin Terrace, College Park, Lot 0 Gateway Dr., 1911 Gateway Dr.
10. Riverwalk update
    A. Deb Sybell reported on a meeting with Kapur and the City of Watertown Engineering Dept. to assist Kapur in developing estimates for design work on three identified Riverwalk Catalytic sites. Explored opportunities to collaborate on parallel efforts in light of a draft Bicycle and Pedestrian Network Plan which was created to guide the city in future facility and network investments.
11. Main Street Reconstruction
    A. Board members discussed providing financial assistance to Main Street businesses for lateral extension work during the Main Street Reconstruction project.
    B. Ald. Arnett reported that the Public Works Commission is working on such an initiative. Stay tuned for more updates.
    C. Board members discussed redirecting their efforts to focus on business continuity planning efforts.
12. Sign Grant Materials Review
    A. Board members reviewed and provided feedback on the draft application and press release for the planned March 1 launch of the Sign Grant Program, providing a 50% matching grant for eligible sign improvements to businesses, up to a maximum grant amount of $1,000.
    Steve Board motioned to approve the materials and for the press release.
    Ald. Arnett seconded the motion. Motion carried unanimously.
13. Communication and Social Media Report
    A. The board reviewed the written report submitted by Lisa Famularo.
    B. Board members expressed interest in the RDA having a presence on LinkedIn.
14. Common Council Report
    A. Development updates provided in Executive Director's Development update.
15. Executive Director Report
    A. **RDA Board Chair shall be granted access to all RDA bank accounts, including check-writing ability, mirroring the Executive Director's access.**
    B. Deb Sybell will be scheduling meetings with the RDA financial institution partners to introduce herself and will include Chair Ryan Wagner.
    C. Deb Sybell reported that the RDA's annual audit is in process.
16. Future Items
    A. Main Street Parking
    B. Park & Recreation maintenance of Benzin Town Square.
    C. Next meeting is March 18, 2026
17. Adjournment at 8:00 pm
    Ald. Arnett motioned to adjourn.
    Dave Zimmerman seconded the motion. Motion carried unanimously. Meeting adjourned.