

Wednesday, December 18, 2024, 6:00 pm

In-PERSON/VIRTUAL MEETING

Room 2044, City Hall

By Phone or Zoom Meeting:

<https://us06web.zoom.us/join>

For the Public, Members of the media and the public may attend by

calling: (US) +1 (646)931-3860

Meeting ID: 617-065-5357

Pass Code: 959083

All public participants' phones will be muted during the meeting except during the public comment period where applicable.

RDA STRATEGIC PRIORITIES

1) ~~400 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.

1. Pledge of Allegiance
2. Roll Call
 - A. Present: Mason Becker, Ald. Lampe, Ald. Board, Ryan Wagner, Jacob Maas and Dave Zimmermann (at 6:07pm.)
 - B. Virtual: Ryan Nowatka, Karissa Hurtgen, 2 residents
 - C. Absent: None
 - D. Other attendees: 1 resident
3. Determination of Quorum and Call to Order at 6:01 pm
4. Approval of meeting minutes
 - A. Regular Board Minutes 11.20.24
Board motioned to approve
Maas seconded the motion. Motion carried unanimously.
5. No public comment
6. Old Business:
 - A. **Downtown River Corridor Planning.**
 - a. Becker gave a status update stating the tentative plan is to bring the infrastructure components forward in Q1 2025.
 - b. Becker signed the Marketing Scope Agreement earlier in the week. The steering committee will reconvene in early January to discuss with RINKA. The date and time will be confirmed by Becker for the first virtual meeting.
 - B. **Beltz Grants.**
 - a. Becker and Wagner presented a check to Amber Yelk of Sassy Sweets earlier in the day. The new business plans to open in the spring of 2025.
 - b. The grant window will open up again in early 2025, pending disbursement of new funds.
 - C. **111 S. Water St.**
 - a. Becker shared the predevelopment agreement was signed with Intrepid Investments for 111 S. Water St. and the N First St. parking lot. He is getting quotes on a requested Phase II ESA for the N First parking lot.

D. Bentzin Family Town Square: Historic Art Wall & plaques

- a. Becker shared that the wall components are at a city storage facility. The plan is to install them toward the end of the Main Street bridge project.

7. New Business:

- A. Review and approve WEDA membership. Becker discussed options presented in the memo included in the packet. Becker noted the benefits of joining included training and networking opportunities, reduced cost to attend conferences, etc.

Maas motioned for the approval of the RDA to join WEDA under a small organization membership at a cost of \$600 to be covered by the RDA marketing account.

Wagner seconded the motion; motion carried.

- B. Review and approve the revolving loan fund position adjustment. Becker presented the request from Premier Bank on the Deerfield Properties mortgage for the Revolving Loan Fund on the property at 118 N Water St. and summarized past history with property owner.

Zimmermann motioned to agree to subordinate position on the mortgage.

Board seconded the motion; motion carried.

- C. Review and approve the reappointment of RDA Executive Director.

Lampe motioned to reappoint Mason Becker as the RDA Executive Director for 2025.

Board seconded the motion; motion carried.

8. Status Reports:

A. **Housing Rehab Grants:**

- a. Discussion of recently disbursed funds and approved projects.

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

- a. Becker noted the report was emailed out earlier in the week.
- b. Future messaging ideas discussed, such as educational posts on TIF, the Rock River District, continued messaging on the Beltz grants, need for housing, and more.
- c. Becker asked for more ideas to be emailed to him and then will work on creating a messaging calendar for 2025.

C. **Council update:**

- a. Discussion of stormwater information and issues, update on the Main Street bridge, and the wastewater master plan as well as alder pay discussions.
- b. Board mentioned Deb Reinbold from Thrive ED will be part of a presentation at Maranatha breakfast on Feb. 12th.

D. **Executive Director update:**

- a. Becker gave a general development update on the information that was presented in the memo in the agenda packet.
- b. Items for next agenda: members should email Becker with ideas.
- c. Next meeting is January 15, 2025, at 6 pm.

9. Adjournment at 7:05 pm

Board motioned to adjourn.

Zimmermann seconded the motion. Motion carried unanimously. Meeting adjourned.