

**Wednesday, December 17, 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: Ryan Wagner, Steve Board, Ald. Berg, Ald. Arnett, Todd Huhn, Deb Sybell
  - B. Virtual: None
  - C. Absent: Jacob Maas, Dave Zimmermann
  - D. Other attendees: Dave Paape, Stefanie Broere, John Kadish, Danielle Bailey, Zach Goodrich
3. Determination of Quorum and Call to Order at 6:00 pm
4. Approval of meeting minutes
  - A. Regular board minutes 11.19.25.  
**Board motioned to approve**  
**Huhn seconded the motion. Motion carried unanimously.**
5. Public Comment
  - A. Stefanie Broere expressed her excitement to learn about various funding options for the Riverwalk
6. Old Business:
  - A. **Review and Discuss: Transition of the Redevelopment Authority to a Community Development Authority**
    - a. Board members reviewed the list of state statutorily prescribed powers of the Housing Authority and the Redevelopment Authority and explored the possibility of the RDA absorbing some of the Housing Authority's responsibilities.
7. New Business:
  - A. **RDA/CDA Presentations on funding opportunities**
    - a. Ryan Zerwer, President and CEO of Forward Community Investments (FCI), provided information about his organization, its impact on mission-driven projects, availability of New Market Tax Credits, and the advantages of Watertown being located in an "Opportunity Zone."
    - b. Jeff Stone, Vice President of Kapur & Associates, led a discussion of possible funding options for the Riverwalk including the Vibrant Spaces Grant through WEDC and the Non-State Grant through the Wisconsin Department of Administration as well as public/private partnerships.
  - B. **Beltz Grants**
    - a. Reported approval of a grant for the Holiday Tree Lighting Event (Watertown Parks & Rec Dept)
    - b. The application for Beauty Beyond labels is under review with additional information requested.
  - C. **WEDA membership**
    - a. Board members expressed support for RDA renewing its membership in the Wisconsin Economic Development Association.
8. Status Reports:
  - A. **Social media/messaging report:**

**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. Videos draw views and continue this strategy in 2026

**B. Future Items:**

- a. Items for next agenda: January 21, 2026
  - i. Invite Kristine Butteris to attend to discuss ongoing maintenance and programming for Bentzin Family Town Square
  - ii. Review Social Media Plan for 2026
  - iii. Next steps for Riverwalk

- 9. Adjournment at 8:00 pm

**Todd Huhn motioned to adjourn.**

**Steve Board seconded the motion. Motion carried unanimously. Meeting adjourned.**