Redevelopment Authority for the City of Watertown

Turning Opportunity into Results

Wednesday, September 17, 2025, 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) ~~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.

1. Pledge of Allegiance
2. Roll Call
   - A. Present: Steve Board, Ald. Arnett, Ald. Berg, Ryan Wagner, Jacob Maas & Dave Zimmermann
   - B. Virtual: None
   - C. Absent: Todd Huhn,
   - D. Other attendees: John Kadish
3. Determination of Quorum and Call to Order at 6:05 pm
4. Approval of meeting minutes
   - A. Regular board minutes 8.20.25.

     Board motioned to approve

     Zimmermann seconded the motion. Motion carried.
5. Public Comment
   - A. None
6. Old Business:
   - A. **Development update**
     - **a.** Ald. Berg gave an update on the approval of a parcel in Dodge Co. for TID 8 from the Council meeting last night.
     - **b.** Review and discuss: Riverwalk Project
       - i. The Riverwalk project was submitted by RINKA and won the award for the American Planning Society. A video shared by them was played.
       - ii. There was discussion on the next step for the development and to keep the development going.
       - iii. Discussion on recommending Mason’s position full-time to council.
     - **c.** Review and discuss: Mason’s task list
       - **i. Tabled until the position is filled.**

7. New Business:
   A. **Review and discuss: Update RDA website**
      a. Look at the website and see what needs to be updated and get pictures done.
   B. Review and action: Sign Grant Press Release
      a. A press release was put together for the Sign Grant. Wait until October until the TID is closed. Will be emailed out to board.
   C. Review and take action: Beltz Grant Application
      a. The application for 313 E Main St. was approved, but Dr. Beltz would like to see more of a formal presentation on the grant.
         Ald. Arnett motioned to approve.
         Ald. Berg seconded. Motion carried
   D. Review and discuss: 2025 RDA Budget
      a. Finance group will meet on the budget and come up with a proposed 2026 budget and present it at next meeting to be approved, so it can go to the city budget in November.
      b. Meeting with Mr. Beltz to discuss carrying the Grant program into the next year.
      c. Will work on a revenue model.
   E. Review and take possible action: 2026 RDA Budget
      a. The information was not available; this will be discussed in October.

8. Status Reports:
   A. **Housing Rehab Grants**:
      a. Nothing new to report
   B. **Beltz Foundation Grants:**
      a. Approved above.
   C. **Social media/messaging update**:
      a. The board reviewed the submitted report from Lisa Famularo.
   D. **Council update:**
      a. Ald. Berg shared the opening of Silver Moon and their planned event for the opening.
      b. Ald. Arnett said the TID approval was the big topic.

Ald. Arnett left the meeting at 7pm.

   E. **Director update**:
      a. Position Status
         i. The RDA will write a letter to the mayor to make the job a full-time position for next year's budget.
            Steve Board motioned to put in writing that the RDA believes this position is extremely important for the success of the economic development of Watertown, and the position needs to be full-time, 40-hour a week position; and should be posted that way.
            Ald. Berg seconded, motion carried unanimously.
      b. Items for next agenda:
         i. Send Ryan any items for next agenda.

        ii. Ald. Berg 111 S Water St.
        iii. Mason's memo
    c. Next meeting is October 15, 2025, at 6 pm

9. Adjournment at 7:25 pm

    Board motioned to adjourn.

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