

Wednesday, March 12, 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) ~~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. Board, Ryan Wagner, Jacob Maas, and Ryan Nowatka. Ald. Lampe joined in person at 6:20pm
 - B. Virtual: two residents
 - C. Absent: Karissa Hurtgen & Dave Zimmermann
 - D. Other attendees: None
3. Determination of Quorum and Call to Order at 6:00 pm
4. Approval of meeting minutes
 - A. Regular Board Minutes 2.19.25
Board motioned to approve
Maas seconded the motion. Motion carried unanimously.
5. No public comment
6. Old Business:
 - A. **Beltz Grants**
 - a. Becker updated that he made contact with Dr. Beltz last week, and he participated in the check presentation for the Holiday Tree Lighting event earlier this past week.
 - b. Expect to receive funds for the 2025 Beltz Grants later this week. It will be publicized as soon as possible.
 - c. A business moving in on Main Street may already be interested.
 - B. **Rock River District Development Sites**
 - a. Becker shared an update on the Finance Committee approving a 45-day extension to the Pre-Development Agreement with Intrepid Investments and there was discussion about a proposed project for the former Johnsonville site.
 - D. **Bentzin Family Town Square: Historic Art Wall & plaques**
 - a. Becker shared that coordination is happening on an install date for the Historic Art Wall. Trying to time it around the completion of the Main Street bridge.

7. New Business:

A. **Rock River District Vision**

- a. There was an update on cost estimates and budgeting. There was a meeting last week with staff from RINKA and Kapur, as well as city staff. Some of the initially proposed figures are being revised. The current plan is to present the revisions to the Public Works Commission on March 25th.

B. **Impact Report**

- a. Becker received a rough draft of the completed Impact Report from Lisa Famularo earlier in the day. He sent back requested edits and will email out the revised copy to the board members once received.

8. Status Reports:

A. **Housing Rehab Grants:**

- a. Two applicants who were previously deliberating are now ready to move forward.
- b. One new inquiry was received on Monday.
- c. Wagner shared what he discussed with an interested resident.
- d. Becker expects most of the remaining funds will be moved in 2025.

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

- a. Famularo's report was emailed to the board. Board members expressed appreciation for the content and increased engagement being seen.

C. **Council update:**

- a. Discussed the approved road work contracts, and water main work that is upcoming.
- b. The bathroom project at Riverside Park needs a contractor to finish the work.
- c. There was discussion of the upcoming Highway 16 project on the east side of town.
- d. City stormwater credit items and planning were discussed.

D. **Executive Director update:**

- a. Development update
 - a. Becker shared updates on the proposed project for Mary and Clark Streets. The Finance Committee approved the sale of the adjacent city-owned parcel.
 - b. Discussed approval for the application to the Dodge County Community Development Fund to support the Habitat for Humanity project.
 - c. There was a brief discussion of the summary of current rents that Becker emailed to the board, which sampled apartments in Watertown and a few surrounding communities.
- b. Items for next agenda:
 - a. EPA and ICF will be presenting the Economic Impact Analysis which was conducted for the Rock River District project at the April 16th meeting.
 - b. Board members can email other ideas to Becker.
- c. Next meeting April 16, 2025, at 6 pm

9. Adjournment at 7:08 pm

Lampe motioned to adjourn.

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