

OFFICIAL MINUTES

PLYMOUTH REDEVELOPMENT AUTHORITY CITY OF PLYMOUTH, WISCONSIN

THURSDAY APRIL 27, 2023

- 1. Call to order and roll call:** Chairman Gentine called the meeting to order at 7:30 AM. Members present were Lee Gentine, Donna Hahn, John Nelson, Randy Schwoerer, and Ronna O'Toole. Tim Blakeslee, Anna Voigt, Mary Hauser, Jenna Schram and Emmitt Feldner were also in attendance.
- 2. Approval of Meeting Minutes from the December 1, 2022 meeting:** Motion was made by Nelson/Schwoerer to approve the minutes from December 1. A unanimous aye vote was cast. Motion carried.
- 3. Discussion/Action regarding resolution 2023-1 regarding 133 E Mill St. Asset Purchase Agreement and Trademark Usage Agreement:** The City transferred the HC Laack building, 133 E Mill St, to the SCEDC in 2016. The project received a \$300,000 grant from USDA Rural Development, \$100,000 grant from the WI Economic Development Corporation, \$300,000 in state historical tax credits and close to \$2 million in donations. As a result, 133 E Mill St property was restored and developed into what is currently the Cheese Counter and Dairy Heritage Center and several apartments. In December of 2022 the City purchased the building back from SCEDC with the intention to sell the property quickly. A newly created non-profit organization, the Plymouth Cheese Counter Foundation, approached the City with a concept for continuing to run the Cheese Counter. The nonprofit board of directors would consist of representatives from Plymouth's cheese companies. The Common Council approved a sale of 133 E Mill St. The RDA must also approve a resolution for the Asset Purchase Agreement and a Trademark Usage Agreement. Attorney Fieber stated that there is language in the agreement that if the foundation fails the City can buy back the structure. Nelson asked if the Trademark Usage was for the Cheese Counter to own. Blakeslee replied this was just for them to use it. Gentine stated that the manager of the Cheese Counter will remain to be Jenna. She will work with the foundation. Schram spoke a little bit about how the Cheese Counter was doing and thanked the RDA and City for everything. Motion was made by Nelson/Schwoerer to approve Resolution 2023-1. A unanimous aye vote was cast. Motion carried.
- 4. Discussion regarding RDA hosting Revolving Loan Fund (RLF) Program:** Blakeslee explained that the City of Plymouth has a Business Revolving Loan Fund (RLF) that has gone defunct as a result of changes in state/federal guidelines. Currently, the City has three outstanding loans established under the prior program guidelines. In 2019, the City was notified that it was not subject to the restrictions of CBGD-CLOSE program. Staff has been working with Brian Doudna with SCEDC to develop a new City of Plymouth Revolving Loan Program. State Statutes provides authority to a City to make loans for certain purposes. An RLF program is not specifically identified as one of them. An RDA is specifically permitted in state law to host in RLF. Staff is looking for direction from RDA if they are interested in hosting an RLF program. Blakeslee stated that there has been interest in the community already. Gentine stated the RDA should be thrilled to host it and asked what the turnaround would be to get the program started. Blakeslee answered it would be quickly, because there are people who are interested.

5. Discussion/Action regarding repainting of the cow and RDA funding to support:

Blakeslee explained Antoinette the Cow serves as one of the City's tourist attractions and needs to be repainted. The last time the cow was painted was 2004. The City does not have funds to repaint the cow, so staff wants to gauge the RDA's interest in finding and funding a local artist to complete the repainting. WPPI Energy noted that they would commit \$1,000 to repainting through their local initiatives program. The committee was interested in the repainting and Gentine would get a quote.

6. Discussion regarding a potential pocket park at the Strutz Financial Building:

Blakeslee explained that the City owns the former Strutz Financial Building. The building is in blighted condition, has water damage, and sits in the floodway. A community effort was made several years ago to demolish the building and turn it into a shelter, but it quickly became cost prohibitive. In November staff applied for a new Vibrant Spaces Grant program. Staff worked with an engineering consultant to develop a draft concept plan and budget for the space. It is intended that demolition would begin in 2023. Fieber added that since the building is in a floodplain there are not a lot of restrictions of what can be done with the building.

7. Communication – Letters, E-mails, or Reports Related to the Redevelopment Authority (Staff, Chairperson, Members etc.):

Gentine mentioned they are working on getting lighting to the arch.

8. Adjournment: Motion was made by Hahn/Schwoerer to adjourn. A unanimous aye vote was cast. Motion carried.