



OFFICIAL PUBLIC NOTICE

MEETING OF THE REDEVELOPMENT AUTHORITY

MONDAY, JANUARY 26, 2026 AT 6:00 PM

COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 450 S. MAIN ST., RICHLAND CENTER, WI 53581

AMENDED AGENDA

ROLL CALL *Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

APPROVAL OF MINUTES

1. January 20, 2026 Meeting Minutes

TREASURER'S REPORT

DISCUSSION AND POSSIBLE ACTION ON THE ENGAGEMENT OF ABT SWAYNE LAW LLC FOR LEGAL SERVICES

2. Legal Services Agreement

DISCUSSION AND POSSIBLE ACTION ON THE SALE OF RDA LOT

CLOSED SESSION for the Purpose of Real Estate Negotiation

3. The Chair may entertain a motion to enter closed session pursuant to Wis. Stat., 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session
4. Reconvene in open session pursuant to Wisconsin Stat, Sec 19.85(2) to vote on matters discussed during closed session. Roll call vote if motion is not unanimous.

FUTURE AGENDA ITEMS

ADJOURNMENT

Originally Posted this 23rd day of January, 2026 by 4:30 PM. Amended Agenda Posted this 24th day of January 2026 by 6:00PM.

Copy to the official newspaper the Richland Observer.

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Ashley Oliphant, City Administrator at 450 S. Main St., Richland Center, WI. 53581 or call 608-647-3466. Notice is hereby given that the council members who are not members of this committee may attend this meeting so as to constitute a quorum of the city council. Any such council member attendance will be for information gathering, discussion, and/or related purposes and will not result in the direct decision making by the city council at the committee meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.

AGREEMENT FOR LEGAL SERVICES

The Redevelopment Authority of the City of Richland Center (hereinafter "RDA") hereby retains Abt Swayne Law, LLC (hereinafter "Abt Swayne"), to represent the RDA, and to provide general legal services as requested by the RDA related to the RDA's exercise of its legal duties and powers.

FEES: Fees for legal services shall be at the rate of \$175 per hour for attorneys and \$80 per hour for legal assistants. Billing will be at a rate of 1/10th of an hour.

COSTS: The RDA will be responsible for costs related to legal actions including filing fees and service costs, witness costs, deposition expenses and other litigation-related expenses. Abt Swayne will assume all travel costs within the City of Richland Center ("City"); should travel outside of the City be required, travel time will be charged at half of the hourly rate of legal services. At no time will mileage be charged to the RDA.

DISBURSEMENTS: The RDA will reimburse Abt Swayne for costs such as filing fees, service of process expenses, expert witness expenses, witness fees, deposition expense and other litigation-related expense.

MONTHLY BILLS: The RDA understands and agrees that Abt Swayne shall bill the RDA on a monthly basis for legal services and well as disbursements. The RDA understands and agrees that the monthly bills are payable upon receiving the statement. The RDA will make a good faith effort to remit payment within thirty days of receiving a statement; however, Abt Swayne understands and agrees that the RDA may from time to time take up to two months to remit payment. The RDA should communicate to Abt Swayne as soon as reasonably possible any mistakes in statements or questions related to statements. The RDA shall notify Abt Swayne in writing should invoices need to be submitted to a different entity for processing and payment.

TERM: The term of this Agreement shall be one year from the date of signing. This Agreement shall continue annually thereon unless either party provides written notice of intentions to not renew.

TERMINATION: Either party may terminate this agreement at any time upon written notification. Parties will make all reasonable efforts to provide notice in advance of the intended date of termination.

ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding on either party except to the extent incorporated in this Agreement. This Agreement does not bind the RDA to the use of Abt Swayne for legal services. The parties understand and agree that the RDA may, during the term of this Agreement, employ other attorneys as the RDA sees fit.

MODIFICATION OF AGREEMENT: Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if in writing signed by each party or an authorized representative of each party.

GOVERNING LAW: This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Wisconsin.

Abt Swayne Law, LLC is a registered limited liability company. The Wisconsin Supreme Court Rules require that attorneys practicing as a limited liability entity must register annually with the State Bar

of Wisconsin and must maintain professional liability insurance with minimum levels mandated by the applicable Wisconsin Supreme Court Rules.

DATED this _____ day of _____, 2026.

RDA of Richand

By: _____
RDA Chair

Attest:

By: _____
RDA Secretary

ABT SWAYNE LAW, LLC

By: _____
Nikki C. Swayne
Owner/Managing Attorney