THE CITY OF WATERTOWN

Redevelopment Authority for the City of Watertown
Turning Opportunity into Results

Wednesday, August 20, 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, Todd Huhn, Ald. Berg, Ryan Wagner
   B. Virtual: None
   C. Absent: Jacob Maas & Dave Zimmermann
   D. Other attendees: Citizens: Stefanie Broere, Danielle Bailey, and John Kadish
3. Determination of Quorum and Call to Order at 6:04 pm
   Todd Huhn introduced himself as the new board member.
4. Approval of meeting minutes
   A. Regular board minutes 7.16.25.
      Berg motioned to approve
      Huhn seconded the motion. Motion carried.
5. Public Comment
   A. Stefanie shared that Mason had included her when new businesses/people came into town so she could welcome them and talk to them also. Please feel free to communicate this information to her.
6. Old Business:
   A. **Development update**
      a. Review and discuss: 111 S. Water St.- Committee of the Whole input
         i. Ald. Arnett and Ald. Berg gave an update on the Committee of the Whole meeting. The location of 111 S. Water St. is a challenging site for developers. They aren't sure that residential units are the best use due to the size of the site, lack of parking, etc.
   B. Discussion of future goal setting:
      a. Review and take possible action: revised proposal and presentation from Partner2Learn
         i. This had been postponed prior to Becker leaving his position. It was decided to table this until Beckers position is replaced based on the time commitment of the program.
   C. Review and discuss the Citywide Sign Grant Program status
      a. The program was approved by the Finance Committee and the Common Council. Ald. Arnett noted the funds wouldn't be available until after the TIF closes.

7. New Business:
   A. **Review and take possible action: Change of funding allocation for donation to Town Square event**

      Steve Board motioned to approve

      Todd Huhn seconded the motion, motion carried 4 to 1, Ald. Arnett voted no.
   B. **Review and take possible action: Changes to RDA bank accounts**

      Ald. Arnett motioned to approve

      Todd Huhn seconded the motion, motion carried unanimously.
   C. **Review and discuss: RDA Budget and Finance Committee scheduling and planning**
      a. The RDA agreed that this process needs to start prior to hiring Becker's replacement and the financial committee of the RDA needs to set this up this meeting.
      b. Ald. Arnett noted that the city is in the budget process until November and using last year's budget as a starting point would be recommended.
   D. **Review and discuss: Town Square programming and feedback**
      a. There was discussion as to why this was on the agenda with no notes. Ald. Arnett believes that the word commission was left off and this could just be a notice that the Town Square Programming Commission was disbanded and folded into another department such as Park and Rec.
   E. **Review and take possible action: Posting RDA meeting videos online**
      a. The board agreed in the July meeting that posting the RDA meeting videos online was needed.

         Todd Huhn motioned to approve.

         Steve Board seconded. Motion carried.

8. Status Reports:
   A. **Housing Rehab Grants**:
      a. Nothing new to report
   B. **Beltz Foundation Grants:**
      a. Wagner noted that a new application was submitted that night and will be reviewing this one at the next meeting.
   C. **Social media/messaging update**:
      a. The board reviewed the submitted report from Lisa Famularo. Ryan Wagner mentioned that the program page was one of the biggest traffic pages, which means that our loan and grant programs must be popular. Board noted that the traffic spiking earlier this year must have been due to the announcement of the River Walk plan.
   D. **Council update:**
      a. Ald. Berg shared that most of the latest council meeting was about the warming shelters and creating a group for it. The rest of the meeting was mainly about expenditure restraints.
      b. Ald. Arnett agreed with Berg.
   E. **Executive Director update**:
      a. Final Memo

        i. Mason’s letter reviewed, and Wagner thanked him for his time. Steve Board noted that there are a lot of items we to stay diligent on upon Beckers departure and all board members are going to have to work on these items.

    b. Items for next agenda:

        i. Masons’ memo items need to be added to the next meeting agenda.

    c. Next meeting August 20, 2025, at 6 pm

9. Adjournment at 6:48 pm

    Board motioned to adjourn.

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