

AGENDA
CITY OF MONONA
COMMUNITY DEVELOPMENT AUTHORITY
Monona City Hall – Conference Room
5211 Schluter Road, Monona, WI
Tuesday March 24, 2020
6:30 pm

1. Call to Order
2. Roll Call
3. Approval of CDA Meeting Minutes of February 25, 2020
4. Appearances
5. Old Business
 - A. Consideration, discussion, and possible action on Yahara Commons Phase #2 Conceptual Plan. (Galway Companies).
 - B. Convene in Closed Session Pursuant to Wisconsin Statute Section 19.85(1)(e) Deliberating or negotiation 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 (*as necessary or determined needed*) (Yahara Commons Phase #2 Project).
 - C. Reconvene in Open Session under Wisconsin Statute Section 19.85(2).
 - D. Consideration and possible action on item(s) discussed in Closed Session.
6. New Business
 - A. Consideration, discussion, and possible action on Yahara Commons Phase #2 Conceptual Plan. (Galway Companies).
7. Update on Existing and Proposed Developments
 - A. Staff Report on Development Projects and Applications.
 - B. CDA Questions and Requests for Information Concerning Development Projects.
8. Upcoming CDA Meetings – April 28, 2020
9. Adjournment

Note: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608) 222-2525 (not a TDD telephone number), FAX (608) 222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business. It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at

the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice.

Minutes - DRAFT
Community Development Authority
February 25, 2020

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:34 pm.

Present: Chair Tom Stolper, Mr. Andrew Homburg, Mr. Scott Kelly, Mr. Dave Lombardo, and Alder Doug Wood.

Excused: Mr. Jeff Staver, Alder Andrew Kitslaar.

Also Present: City Administrator Bryan Gadow, City Attorney Bill Cole, City Planner Doug Plowman, Finance Director Marc Houtakker, Gary Becker, Steve Doran (Galway Companies), Aaron Kostichka (McGann Construction).

MINUTES

A motion by Mr. Kelly, seconded by Mr. Wood, to approve the minutes of the January 28, 2020 meeting carried. A motion by Mr. Wood, seconded by Mr. Kelly, to approve the Closed Session minutes of January 7, 2020 and January 28, 2020 meetings carried.

APPEARANCES

There were no appearances.

OLD BUSINESS

There were no old business items

NEW BUSINESS

- A. Consideration and discussion on Yahara Commons Phase #2 Conceptual Plan – Galway Companies.

Chair Stolper provided an overview of the current discussions on the project, asked Mr. Doran to walk through the provided parking analysis of the Yahara Commons project. Mr. Doran provided an overview of the current parking situation in the project, noting that Phase 2 would be the last opportunity to add additional parking for the project. He noted that they are looking at better ways to utilize the underground parking, including switching to non-designated parking stall under Phase 1. He suggested looking at Phase 2 more holistically, rather than City designated vs tenant designated parking stalls.

Mr. Kelly asked if a technology such as “Park X” could be used to control the timing for in and out underground parking usage.

The CDA and Mr. Doran discussed the potential parking usage of the Phase 2 building with 140 units, projected at 232 stalls. Mr. Doran noted that between 4-9pm only 75% of the available stalls would be used, and between 5-9pm, there would be approximately 105 stalls available for public use. Mr. Wood asked if 155 stalls would be restricted access to the building tenants, which Mr. Doran concurred. Mr. Kelly noted that Madison landlords typically sell 110% of available stalls.

- B. Convene into Closed Session Pursuant to Wisconsin State Statute Section 19.85(1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Yahara Commons Phase #2 Project).

A motion was made by Mr. Kelly, seconded by Mr. Wood, to convene into Closed Session under the above statutory section(s). The motion carried unanimously on a roll call vote. The CDA moved into Closed Session at 7:29pm.

- C. Reconvene in Open Session under Wisconsin State Statute Section 19.85(2).

A motion was made by Mr. Lombardo, seconded by Mr. Wood, to reconvene in Open Session. The motion carried. The CDA reconvened into Open Session at 8:29pm. No action was taken on items discussed in Closed Session.

- D. Consideration, discussion, and potential action on process timelines to amend the allocation of Tax Increment Districts #6 and #8, and amend the boundary of Tax Increment District #5.

Mr. Becker provided an overview of the potential amendments to the Tax Increment Districts (TIDs). He noted that the City was presently at 9.2% of its TID capacity with a potential of \$18 million in new value coming on from TID#9. He also noted that any amendments must be completed by August 15th.

Motion by Mr. Wood, seconded by Mr. Kelly, to authorize Staff and Mr. Becker to work on Agenda Items 6.F, 6.G, 6.H, and continue Agenda Item 6.E indefinitely. Motion carried.

REPORTS OF STAFF AND CDA MEMBERS

Administrator Gadow provided an update on the Opportunity Zones program and the Shopko site. Finance Director Houtakker provided an update on TID#7 (Fairway Glen).

UPCOMING CDA MEETINGS

The next meeting will be Tuesday, March 24th at 6:30pm.

ADJOURNMENT

Community Development Authority Minutes

February 25, 2020

Draft Minutes Subject to Approval

A motion was made by Mr. Lombardo, seconded by Mr. Homburg to adjourn. The motion carried. (8:45 pm)