

AGENDA
CITY OF MONONA
COMMUNITY DEVELOPMENT AUTHORITY
Monona City Hall – Conference Room
5211 Schluter Road, Monona, WI
Tuesday October 29, 2019
6:30 pm

1. Call to Order
2. Roll Call
3. Approval of CDA Meeting Minutes of July 30, 2019
4. Appearances
5. Old Business
 - A. None
6. New Business
 - A. Discussion 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 – November 26, 2019
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
July 30, 2019

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:30 pm.

Present: Chair Tom Stolper, Mr. Andrew Homburg, Alder Andrew Kitslaar, Mr. Jeff Staver, Mr. Dave Lombardo.

Excused: Mr. Scott Kelly and Alder Doug Wood

Also Present: City Administrator Bryan Gadow, City Planner Douglas Plowman, Mayor Mary O'Connor, and Ms. Dana Goodman.

MINUTES

A motion by Mr. Kitslaar, seconded by Mr. Homburg, to approve the minutes of the June 25, 2019 meeting carried.

APPEARANCES

There were no appearances.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

- A. Consideration and possible action on Renew Monona Loan Program Request – 407 La Belle Lane – Dana and Jason Goodman.

Administrator Gadow provided an overview of the application. Mr. Kitslaar asked Ms. Goodman if they would be willing to use a participating bank for any loan award. Ms. Goodman indicated that they would.

Ms. Goodman provided an overview of their application and the proposed work, noting that they started this spring with basement demolition, and found asbestos, which they abated. She noted that next steps were: a concrete driveway expansion; repair of water damage to the foundation; plumbing updates; painting; heated tile; a kitchen addition (converting a galley kitchen to a larger size); doors, gutters, and siding; and landscaping. Mr. Homburg asked if they had pulled a building permit for the work yet. Ms. Goodman indicated that they pulled one for the basement work, but have not pulled one for the addition work yet.

Community Development Authority Minutes

July 30, 2019

Draft Minutes Subject to Approval

City Planner Plowman provided an overview of zoning requirements for the garage setback and potential breezeway. Ms. Goodman stated that they applied for the loan program, as they want to invest in the house to grow within the community with two small kids.

Mr. Kitslaar asked about getting verifiable proof of the actual costs of the proposed projects. Chair Stolper asked Ms. Goodman to provide the City with actual invoices for the work, and then the City would provide up to 50% of the cost, per the loan award.

Motion by Mr. Kitslaar, second by Mr. Homburg to approve a Renew Monona Loan Award of \$50,000.00 for the proposed projects included in the application for 407 La Belle Lane, with the award conditions of: 1) The Applicant provide the City with invoices for cost verification; and 2) The Applicant must work with either Monona Bank or Starion Bank (current Renew Monona Loan Program participating lenders) to service the City's loan award.

Mr. Homburg asked about retro-active payment for work completed. Administrator Gadow noted that there was sufficient remaining propose project costs that the loan award could cover work not yet completed. Mr. Staver asked for future application to ask Applicants to secure a competing quote for any work that would be self-performed.

Previous motion carried.

REPORTS OF STAFF AND CDA MEMBERS

Administrator Gadow and City Planner Plowman provided an update on the Shopko property and the Broadway/Falcon Circle project. The members discussed the Shopko site and its location within a Federal Opportunity Zone, and the potential to extend a TIF District to cover the site and adjacent area.

UPCOMING CDA MEETINGS

Potential future agenda items include establishing a limit on the amount of Renew Monona loan awards provided in any year; policy language on including self-contracted work for projects; and retro-active payments for completed work.

The next meeting is tentatively scheduled for August 27, 2019.

ADJOURNMENT

A motion was made by Mr. Homburg, seconded by Mr. Lombardo to adjourn. The motion carried. (7:16 pm)