

Minutes
Community Development Authority Meeting
September 27, 2016

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

Present: Chair Tom Stolper, Aldm. Doug Wood, Mr. Andrew Homburg, Mr. John Surdyk, Mr. Dave Lombardo, Ald. Mary O'Connor

Absent: Mr. Scott Kelly

Also Present: Scott Harrington of Vandewalle & Associates, City Planner & Economic Development Director Sonja Reichertz, City Administrator April Little, Mayor Bob Miller, Planning & Economic Development Intern Sydney Prusak

MINUTES

A motion by Ald. O'Connor, seconded by Mr. Homburg, to approve the minutes of the June 28, 2016 meeting was carried without corrections.

APPEARANCES

There were no appearances.

OLD BUSINESS

A. Update on Riverfront Development Project

Staff and consultant Scott Harrington, Vandewalle & Associates, updated the CDA on recent meetings with prospective developers, including WiRED Properties, Gorman & Company, and Bear Development. Gorman and Bear are discussing similar projects. Each is interested in a single development of about 90 units using Low Income Housing Tax Credits (LIHTC) through the Wisconsin Housing and Economic Development Authority (WHEDA) with an income mix including 30% County Median Income (CMI), 50-60% CMI, and market-rate. Conversations are still ongoing with Chris Laurent of Cinnaire who is exploring a 60 unit market rate development that could be paired with a LIHTC project. WiRED is conceptualizing development of most of the Riverfront site, including 270 market rate units with approximately 30,000 square feet of commercial. Staff also summarized conversations with potential office users that could fill individual floors of a 42,000 square foot office building. If the office scenario moved forward, it would be in place of the hotel previously discussed for the site.

Mr. Harrington explained that the LIHTC project would be assessed much less than a market-rate project, and that in order for the City to consider it, the project should generate enough increment to cover the city's costs and public improvements. If paired with a market-rate project at the same time, it is possible that the cash flow for the overall Riverfront project will be positive. One benefit of starting with a LIHTC project is that it could act as a catalyst for the rest

of the development. Staff stressed that all of these conversations are conceptual and we need to see more detailed financial projections before decisions can be made.

Mr. Homburg expressed his concern with a LIHTC project due to lower assessments. Chair Stolper noted that regardless of lower assessments, we have always required developers to guarantee their tax payments on a higher assessment.

The CDA requested information on the Frost Woods Commons project and its assessments compared to the guaranteed payments. The CDA asked if any developers have strayed from the project's vision for high quality public space and waterfront access. Staff replied that these goals are still identified as "must-haves" for the city and no developer has strayed from them, or asked for relaxing of these goals.

NEW BUSINESS

A. Consideration of Contract for Economic Development Services, GWB Professional Services

Reichertz previously reported that Gary Becker, the CDA's long time consultant has retired from Vierbicher. Per CDA request, Reichertz reached out to Gary Becker, GWB Professional Services, to gauge his interest in providing support to the CDA in his capacity as an independent consultant. Mr. Becker was happy to do so, and noted his billing rate is \$30 less than when he was with Vierbicher at \$150 an hour. His work will be on an as-needed basis.

A motion was made by Mr. Homburg, seconded by Mr. Surdyk, to approve the contract with GWB Professional Services for economic development services, as proposed.

The motion carried.

B. Consideration of Month-to-Month Lease for Inland Boat Works at 6320 Metropolitan Lane

Planner Reichertz stated that the city owns the former Inland Boat works properties at 6320 and 6321 Metropolitan Lane. The building on the water, 6320 Metropolitan Lane, is currently subject to a lease with Inland Boat Works through the end of 2016. Inland Boat Works wishes to extend their lease month-to-month past December 2016 while they continue to wind down their operations and sell off their inventory. The lease terms, drafted by the City Attorney, include rent of \$100 a month, with Inland paying utilities, insurance, and handling maintenance. It will automatically renew but can be cancelled at any time with 30 days' notice.

A motion was made by Mr. Surdyk, seconded by Ald. O'Connor, to approve the month-to-month lease with Inland Boat Works at 6320 Metropolitan Lane, as proposed.

The motion carried.

REPORTS OF STAFF AND CDA MEMBERS

Community Development Authority Minutes

September 27, 2016

Approved October 25, 2016

A. Update on Existing and Proposed Developments

Planner Reichertz described the successful UniverCity Kickoff event at the Aldo Leopold Nature Center. Two courses, Urban and Regional Planning Workshop, and Residential Property Development 611, are working on the projects in Housing and Economic Development.

B. CDA Questions and Requests for Information Concerning Development Projects

Mr. Homburg reported that the Plan Commission has discussed new regulations for single family homes that may be in conflict with the CDA's goals to encourage remodeling and redevelopment in order to attract families to Monona. He is concerned about these possible regulations and would like the CDA to provide input.

Planner Reichertz provided additional context, stating that the discussion was in response to complaints from residents and alders that new construction projects have significantly altered the natural grade of properties, and perhaps built houses that were out of context with the neighborhood character. The ordinance at Plan Commission is very much in draft form.

The Chair directed staff to schedule the ordinance for review at the next CDA meeting.

UPCOMING CDA MEETINGS

The next scheduled CDA meeting is 10/25/16.

ADJOURNMENT

A motion was made by Ald. Wood, seconded by Mr. Surdyk, to adjourn. The motion carried. (8:30 pm)

Respectfully submitted by:
Sonja Reichertz
City Planner