

**Minutes  
Community Development Authority  
February 26, 2019**

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

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

Excused: Mr. Scott Kelly

Also Present: City Administrator Bryan Gadow, Gary Becker (GWB Professional Services)

**MINUTES**

A motion by Mr. Wood, seconded by Mr. Lombardo, to approve the minutes of the October 23, 2018 meeting carried as corrected.

**APPEARANCES**

There were no appearances.

**OLD BUSINESS**

A. Discussion and Consideration: Renew Monona Program Updates

Mr. Becker provided an update of the language changes discussed at the October 23, 2018 meeting, including review of outstanding questions on the Renew Monona program application. Administrator Gadow offered to serve as the point-of-contact for program application. Mr. Becker asked if there should be deadline for receiving the applications or if it should be open-ended. The Committee discussed various options and agreed to include a 1<sup>st</sup> of the month application deadline for applications to be reviewed at that month's CDA meeting.

Mr. Staver asked about the marketing plan for the program when it is finalized. Administrator Gadow stated it would be marketed on the City's website, social media accounts, WVMO radio, and the local newspaper.

The Committee discussed program implementation, including whether applicant should be required to work with a local financial institution to assist with loan underwriting and administration. Chair Stolper asked Administrator Gadow to contact local financial institutions to gauge their interest in participating in the program so that an Eligible Bank list could be included with the application.

The Committee then discussed with the current five-year balloon payment should be changed to a ten-year amortization, so as to not disqualify first-time homebuyers from other assistance

programs. The Committee agreed to change the five-year balloon payment requirement to a ten-year amortization for the First-time Homebuyer program.

Chair Stolper asked if the program should allow applications for berming to prevent flooding. After discussion, the Committee agreed not to amend the program to allow for berming, as there is no connection to improving the value of the property.

The Committee next discussed the potential for grant funds to be used towards renewable energy programs, such as solar. Gary Becker described a separate state and county program called Property Assessed Clean Energy (PACE) that property owners can participate in with no financial impact to the municipality to assist with renewable energy financing. He suggested the Renew Monona and PACE programs could be piggy-backed together, but it would be difficult for a property owner to finance renewable energy through Renew Monona, given the five to ten-year payback period, versus the typical 20 to 30-year payback for renewable energy projects. The Committee agreed to explore the PACE program further but have only energy efficiency project eligible for Renew Monona funding. Mr. Homburg suggested Staff develop a flowchart to help visual the various funding programs.

The Committee agreed review the Renew Monona program language for a final time at the March 26<sup>th</sup> meeting, incorporating the changes discussed.

B. Kevin O'Driscoll & Jeff Lee re: multi-family/commercial development concepts for Falcon Circle/Broadway

Mr. O'Driscoll, Mr. Lee, and Mr. Adam Fredendall of JLA Architects, appeared before the Committee to present on modifications to their proposed multi-family/commercial project at Falcon Circle and W. Broadway Avenue. The revised plan would include 41 units with 3,000 sq ft for commercial space on the 1<sup>st</sup> floor. The plan also includes 47 covered parking spaces and 30 surface parking spaces to meet the required 77 parking spaces under the zoning ordinance.

They state would need TIF in the amount of approximately \$625,000. The request amounts to the extraordinary costs resulting from the irregular shape of the site; high ground water, poor soils; environmental contamination.

Gary Becker, GWB Professional Services, noted that the parcels are not within TIF 8, but TIF #8 could be amended to include the parcels or alternatively, a new TIF District could be created. He stated that this would require Joint Review Board approval. Mr. Becker stated that the TIF request was reasonable for 41 units and was comfortable with the Pay-as-You-Go (PAYGO) option.

Chair Stolper asked if the City could do the financing as an up-front rather than PAYGO. He also noted that the post construction value of \$4.75 million seemed low, and the actual value would be closer to \$7 million.

C. Convene in closed session pursuant to Wisconsin Statute Section 19.85(1)(e)  
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 (Multi-Family/Commercial Development).

- D. Convene in closed session pursuant to Wisconsin State Statute Section 19.85(1)(g) Conferring with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Four Lakes Yacht Club v. City of Monona, et al).

A motion was made by Mr. Wood, seconded by Mr. Kitslaar, to convene in closed session under the above statutory sections. The motion carried unanimously on a roll call vote.

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

A motion was made by Mr. Wood, seconded by Mr. Homburg to reconvene in open session. The motion carried.

A motion was made by Mr. Wood, second by Mr. Kitslaar, to approve the proposed Settlement Agreement with the Four Lakes Yacht Club. Mr. Homburg noted his need to abstain from the vote. Motion carried five (5) in favor, zero (0) opposed, and one (1) abstention (Homburg). Motion carried.

## **REPORTS OF STAFF AND CDA MEMBERS**

Administrator Gadow provided an update on the City Planner position hiring.

The next meeting is March 26, 2019.

## **ADJOURNMENT**

A motion was made by Mr. Homburg, seconded by Mr. Wood to adjourn. The motion carried.  
(8:35 pm)