

Minutes
Community Development Authority
March 26, 2019

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:33 pm.

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

Excused: Alder Andrew Kitslaar, Mr. Jeff Staver, and Mr. Dave Lombardo

Also Present: City Administrator Bryan Gadow, Gary Becker (GWB Professional Services), Mayor Mary O' Connor, and City Attorney Bill Cole.

MINUTES

A motion by Mr. Wood, seconded by Mr. Homberg, to approve both open session and closed session minutes of the February 26, 2019 meeting carried.

APPEARANCES

There were no appearances.

OLD BUSINESS

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

Mr. Adam Frenedall of JLA Architects, representing Kevin O'Driscoll, provided an overview of the proposed architectural renderings for the project. He noted that the materials would include wood-toned fiber cement board, masonry, fiber cement siding. In addition, Mr. Frenedall noted that the building would also have balcony recesses to break up the façade, and a living wall, with additional landscaping element to screen adjacent properties.

Mr. Kelly asked what push the creation of a 2nd floor common space versus having two extra units. Mr. Frenedall stated that it was to allow the building to be stepped down to the neighborhood on the Falcon Circle street frontage. Chair Stolper asked if mid-grade underground parking was still included in the project. Mr. Frenedall stated that yes it was still a possibility.

Mr. Homberg referenced the provided geotechnical report and suggested pushing the building away from the bad borings, which is what is driving the majority of the tax increment finance (TIF) request. He asked if the building could be pushed to the corner to avoid it. Mr. Frenedall indicated he did not think the pushed further to the south, due to the right-of-way and sewer pipe location.

- B. 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).
- C. 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 (Acquisition of 6418 Bridge Road).

A motion was made by Mr. Kelly, seconded by Mr. Wood, to convene in closed session under the above statutory sections. The motion carried unanimously on a roll call vote. The Committee moved into Closed Session at 7:01pm.

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

A motion was made by Mr. Kelly, seconded by Mr. Wood to reconvene in open session. The motion carried. The Committee reconvened into Open Session at 7:55 pm.

A motion was made by Mr. Homberg, second by Mr. Wood, to approve the proposed Bodenz Settlement Agreement for the acquisition of 6418 Bridge Road. Motion carried.

- E. Discussion and Consideration: Renew Monona Program Updates

Mr. Becker provided an update on the language changes from the February 26th meeting, and Administrator Gadow provided an update on the contacts with local financial institutions regarding the program.

A motion was made by Mr. Wood, second by Mr. Kelly to: 1) Approve the draft program language and forward on to the City Council with a recommendation of approval; and 2) Direct Staff to pursue the Property Assessed Clean Energy (PACE) program.

REPORTS OF STAFF AND CDA MEMBERS

Administrator Gadow provided an update on the City Planner position hiring, the closure of Shopko, and the potential to enroll in the Wisconsin Economic Development Corporation's (WEDC) Connect Communities program.

The next meeting is April 23, 2019.

ADJOURNMENT

A motion was made by Mr. Homburg, seconded by Mr. Wood to adjourn. The motion carried. (8:14 pm)