

**Minutes  
Community Development Authority  
April 28, 2020**

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

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

Excused: None.

Also Present: City Administrator Bryan Gadow, City Attorney Bill Cole, City Planner Doug Plowman, Mayor Mary O' Connor, Gary Becker, Kevin O' Driscoll, Taymoor Sardar, Jeff Lee, Adam Fredendall

**MINUTES**

A motion by Mr. Homburg, seconded by Mr. Wood, to approve the minutes of the February 25, 2020 Closed Session meeting, May 24, 2020 meeting, and May 24, 2020 Closed Session meeting carried.

**APPEARANCES**

There were no appearances.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

- A. Consideration and possible action on 615 W. Dean Avenue Renew Monona Loan Program Request – Taymoor Sardar

Mr. Taymoor Sardar provided an overview of his Renew Monona Loan Program (RMLP) request, noting that it was to address sump pump and water issues with the basement. He noted that the project would update the sump pump and drain tiles and related electrical work. Mr. Homburg stated that this project was a prime example of an appropriate use of the RMLP.

Motion by Mr. Wood, second by Mr. Kelly to approve the RMLP request of \$7,202.00 for the stated project. Motion carried.

- B. Consideration and possible action on 4913 McKenna Road Renew Monona Loan Program Request – Rick Bernstein

At the Applicant's request, this item was continued to the May 26, 2020 CDA meeting.

C. Consideration, discussion, and possible action on multi-family development proposal at 501 W. Broadway Avenue – Kevin O' Driscoll and Jeff Lee

Mr. O' Driscoll provided an overview of the previous iterations of the forty-plus residential plan, noting that the Plan Commission had concerns with the traffic generation, building height, and architecture, and density of the project. As a result of this feedback, he revised the plan to remove the previous commercial component, removed units to get to a twenty unit, market rate, stacked residential project. Mr. O' Driscoll described the building materials and the lack of common areas to reduce the scale of the building. He stated that the Tax Increment Finance (TIF) request of \$600,000 was to cover cost of addressing site and soil issues and improving architectural features on the building.

Mr. Fredendall provided an overview of the architectural conceptual plans, noting the site constraints with the overhead power line, existing sewer line, the right-of-way parcels, and the soil conditions from the former gas station site. He noted that the project called for thirty-six parking stalls, with fourteen garage stalls, fourteen surface stalls, and eight interior parking stalls. Mr. Fredendall described the exterior materials as a mixture of brick, veneer stone, composite siding, metal fascia, trims, and cultured veneer stone. Mr. Staver noted that he would like to see a more natural stone product.

Mr. Lee provided an overview of the TIF request, which is to cover expenses necessary to construct the project. He noted that the soil and environmental issues impact the project, by requiring contaminated soils to be removed, clay-lining the detention pond, and geo-fabric and potentially geo-piers needed to construct the building. Mr. Lee stated that there was a twelve-year payback on the TIF request, and they are offering a pay-as-you-go (PAYGO) option for the City to consider, which was confirmed by Monona Bank.

Mr. Gary Becker, TIF consultant for the City, provided his analysis of the TIF request, noting a \$4.46 MM total construction cost, with \$3.3 MM proposed value on occupancy, and \$1.9 MM in potential TIF increment. He stated the developer will defer 84% of the \$250,000 developer fee (\$210,000) until TIF loan is paid off. Mr. Becker reviewed the options for creating a TIF district to cover the project, if the CDA were to approve it.

Mr. Homburg asked about the certainty in the need for geo-piers for the project. Mr. Fredendall stated that they were not sure yet and needed to engage structural engineers. Mr. Wood asked if the project costs and proposed value made sense for the scale of the project. Mr. Becker indicated that it did.

D. 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 (501 W. Broadway Project).

A motion was made by Mr. Wood, seconded by Mr. Staver, 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 7:27pm.

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

A motion was made by Ms. Kuhr, seconded by Mr. Staver, to reconvene in Open Session. The motion carried. The CDA reconvened into Open Session at 8:16pm.

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

Mr. Becker provided an overview of the potential parcel removals from TID#5, which would be an agenda item for the May 26, 2020 meeting. Administrator Gadow provided an update on recent Renew Monona Loan Program (RMLP) applications that will be reviewed at a forthcoming CDA meeting, the potential for a project at the Whitehorse properties, and an update on the Yahara Commons Phase 2 project.

### **UPCOMING CDA MEETINGS**

The next meeting will be Tuesday, May 26th at 6:30pm.

### **ADJOURNMENT**

A motion was made by Mr. Homburg, seconded by Mr. Wood to adjourn. The motion carried. (8:27 pm)