

**Minutes  
Community Development Authority  
June 22, 2021**

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:31 pm.

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

Excused: Mr. Dave Lombardo.

Also Present: City Administrator Bryan Gadow, City Planner Doug Plowman, City Attorney Bill Cole, Mayor Mary O' Connor, Christopher Gosch, Devin Renner, and Gary Becker.

**MINUTES**

A motion by Mr. Wood, seconded by Ms. Kuhr, to approve the minutes of the May 25, 2021 meeting carried.

**APPEARANCES**

There were no appearances.

**NEW BUSINESS**

- A. Preliminary Review, Discussion, and Possible Action on Development Proposal and Tax Increment Finance Request for 6501 Bridge Road (Semovski & Zytelja, LLC and Populance, LLC).

Mr. Gosch of Populance, LLC, provided an overview of the acquisition of the 6501 Bridge Road property and the proposed mixed use development plan. He noted the inclusion of a shared mobility program as part of the rent to take cars off of the road. He asked for feedback from the CDA on the tax increment finance (TIF) request and overall project.

Mr. Kelly asked if there would be restaurant as part of the commercial space. Mr. Gosch indicated that it would be unlikely, but there were two office users interested.

Alder Wood asked in the shared mobility plan had been implemented elsewhere for comparison. Mr. Gosch indicated that at the Country Day School in Madison and three other projects in Madison. He noted that a Plan B option is to install additional surface parking on the site and on-street.

Mr. Homburg asked if One City School has been asked to expand the right of way (ROW) to the south on the access road. Mr. Gosch said that they were in conversation with One City School about this opportunity.

Mayor O' Connor asked about access to One City School access. Mr. Gosch indicated it would be off Engel Street.

Mr. Homburg asked what was driving the \$18.5 million valuation. Mr. Gosch indicated that it was in part due to cost of construction.

Chair Stolper asked Mr. Gosch to define the applicant(s)/owner(s) of the project. Mr. Gosch stated that Nick Semovski (of the Monona Garden restaurant) would remain involved in the project, and Populance, LLC would serve as the project architect.

- B. Convene into Closed Session Pursuant to Wisconsin State Statute 19.85(1)(e) (6501 Bridge Road Project).

Motion by Mr. Homburg, second by Alder Wood, to convene into closed session. On a roll call vote, all members voted aye to convene into Closed Session at 7:02pm.

- C. Reconvene into Open Session under Wisconsin State Statute 19.85(2).

Motion by Alder Kuhr, seconded by Alder Wood, to reconvene into open session. Motion carried. The CDA reconvened into open session at 7:45pm.

- D. Discussion and Possible Action on Items Arising from Closed Session (6501 Bridge Road Project).

Chair Stolper asked whether retail/commercial uses were necessary for this project. He noted that any development agreement will require a guarantee of value, and at \$15 million, it would be high priced rental units. Chair Stolper asked Mr. Gosch to provide more information on who is receiving the developer fee and the construction administration fee. He also noted that the land is below the assessment for acquisition, and it would be better for the owner to contribute property as an equity stake.

Mr. Gosch noted that the TIF request was a snapshot in time based upon current information and request will ultimately decrease as new information is available.

Chair Stolper indicated that the project would come back before the CDA for further review after additional information on the TIF request was provided.

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

City Planner Plowman provided an update on the One City School project. City Administrator Gadow provided an update on pending Renew Monona Loan applications.

**UPCOMING CDA MEETINGS**

The next meeting will be Tuesday, August 24, 2021 at 6:30pm.

**ADJOURNMENT**

A motion was made by Mr. Kelly, seconded by Mr. Homburg to adjourn. The motion carried.  
(8:00 pm)