

**Minutes  
Community Development Authority  
June 28, 2022**

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

Present: Chair Tom Stolper, Alder Kathy Thomas, Mr. Scott Kelly, and Mr. Andrew Homburg.

Excused: Alder Doug Wood, Mr. Dave Lombardo, and Mr. Jeff Staver.

Also Present: Interim City Administrator Marc Houtakker, City Planner Doug Plowman, City Attorney Bill Cole, Mayor Mary O'Connor, Gary Becker, Katrina Becker, Christopher Gosch, Nathan Wautier, Nate Helbach, Sean Meyers, Matthew Murtos and Tyler Warner.

**MINUTES**

A motion by Mr. Homburg, seconded by Mr. Kelly, to approve the open session minutes of the May 31, 2022, meeting carried with 1 correction.

A motion by Mr. Homburg, seconded by Mr. Kelly, to approve the closed session minutes of the May 31, 2022, meeting carried with 0 corrections.

**APPEARANCES**

There were no appearances.

**OLD BUSINESS**

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

Scott Kelly asked the applicant about the proposed geothermal system. Mr. Gosch responded that the installation is an effort to limit items influencing cost of living. Utilities will be included in the rent, and the installation will receive PACE funding assistance. Andrew Homburg noted that the revised numbers focus on rental, and asked if there was still a path to ownership. Mr. Gosch responded that there is, and that he would like to include details on possible condominiums within the development agreement. There was also some discussion of the developer portion of the increment as well as the impact on the payoff timeline. A breakdown of construction administration fees was shared with City Staff and added to the meeting packet. Mr. Gosch has moved some responsibilities in a good faith effort to reduce these numbers.

- B. Continued Review, Discussion, and Possible Action (if necessary) of Development Proposal and Tax Increment Finance Request for 4711-4601 Monona Drive (The Neutral Project).

Mr. Warner presented the project to the CDA, and shared details on the development team. This project is a joint venture between the Neutral Project and Compass Properties. They have experience with TIF projects in other municipalities including Middleton, Green Bay and Eau Claire. Mr. Helbach outlined development changes that have been made since it was last discussed. This includes increased building setbacks, additional retail, townhomes along Gordon Avenue and the formalization of the muse corridor between buildings.

Andrew Homburg shared that he liked the changes, and commented on the lack of patios and decks. Mr. Helbach responded that the building is designed to meet passive house energy standards and this limits their options. Approximately 1/3 of units will have an outdoor component. CDA members agreed that outdoor space was important.

The TIF ask was outlined by Mr. Helbach. McGann Construction are the General Contractor for the project, and they have hard cost estimates included in their materials. The request is 2/3 of the present value, which includes interest. Chair Stolper clarified that the principal request is \$2.6 million. There was discussion of what value the developer would guarantee. Mr. Helbach responded that the guaranteed amount is the improved assessed value (increment plus base). There was also discussion of the potential terms of the TIF and if it would be a pay-go request. The applicant responded that they are comfortable with either option.

Scott Kelly asked about the viability of the project without TIF assistance. The applicant responded that they could not develop the project without it. Site density has been limited, and they argue it could support more. There was discussion of the proposed park on the site, as well as park impact fees assessed by the City.

- C. Convene in Closed Session (if necessary) Pursuant to Wisconsin State Statute Section 19.85(1)(e) Deliberating or negotiation 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 (6501 Bridge Road Project and 4711-4601 Monona Drive).

Motion by Alder Thomas, second by Mr. Kelly, to convene into closed session. On a roll call vote, all members voted aye to convene into Closed Session at 7:10 pm.

- D. Reconvene in Open Session Under Wisconsin State Statute 19.85(2) (if necessary).

Motion by Mr. Kelly, seconded by Alder Thomas, to reconvene into open session. Motion carried. The CDA reconvened into open session at 8:52pm.

- E. Discussion and Possible Action on Items Arising from Closed Session (6501 Bridge Road Project and 4711-4601 Monona Drive) (if necessary).

No further action was taken.

## **NEW BUSINESS**

- A. Consideration and possible action on TID #4 Boundary Amendment.

Katrina Becker and Gary Becker presented details on the proposed amendment to TID #4. The proposal would remove the former Village Lanes site, USPS strip mall and the adjacent Fraboni's parcel from the district. The parcels are underperforming and negatively impacting the district. Gary Becker planned to introduce the request at this meeting, with a draft project plan presented at the July CDA meeting. The subtraction needs to occur by September 30<sup>th</sup>. City Attorney Cole reminded CDA members that this is the last amendment available to the district, and Gary Becker added that there are only seven years left for the district.

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

City Planner Plowman provided an update on the Slinde project, which was discussed at the May CDA meeting. They are reviewing the project, and he will keep the CDA updated on a possible timeline for their return.

## **UPCOMING CDA MEETINGS**

The next meeting date will be July 25<sup>th</sup> at 5:00pm where the TID #4 boundary amendment will be discussed.

## **ADJOURNMENT**

A motion was made by Mr. Homburg, seconded by Mr. Kelly to adjourn. The motion carried. (9:11 pm)