

**Minutes**  
**Community Development Authority Meeting**  
**March 23, 2010**

The meeting of the Community Development Authority for the City of Monona was called to order by Chair Cari Fuss at 6:30 p.m.

Present: Chair Cari Fuss, Aldm Jim Busse, Mr. Andrew Homburg, Mr. George Lightbourn, Mr. Jason Scott, Mr. John Surdyk, and Aldm. Jeffery Wiswell.

Absent: none

Also Present: City Administrator Pat Marsh, Planning and Community Development Coordinator Paul Kachelmeier, and CDA consultant from Vierbicher Associates Gary Becker

**MINUTES**

A motion was made by Aldm. Wiswell, seconded by Aldm. Busse for approval of the minutes of March 18, 2010.

The motion carried with one (1) correction.

**APPEARANCES**

There were no appearances and the appearances section was declared closed.

**UNFINISHED BUSINESS**

Item 5A. Review of draft East Broadway TID No. 6 & Redevelopment Project Area # 6 Project Plan

Chair Fuss said that the only application on the table right now is the Livesy Project. She said the City's bond and financial company can attend the next CDA meeting in April.

Mr. Gary Becker the CDA's consultant from Vierbicher Associates said he reviewed the 12% test and the City meets this TIF capacity test. He reviewed and explained the financial sections of the proposed project plan and attachments numbers 1-7. He also described the administration costs in the project plan shown in the Planned Project Costs attachment. He said we probably want to have a memorandum of understanding, for instance with the City Council on the use of these administrative funds for the CDA. He said the public hearing date was set for April 27, 2010 and he thinks the TID projections in the proposed project plan are conservative.

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Gary Becker explained in more detail the proposed \$4 million amount for CDA Administration in the Project Plan. He also explained Attachment 5, the Tax Increment Cash Flow, and what the CDA would be able to spend the money on.

A motion was made by Mr. Lightbourn, seconded by Mr. Scott to forward the draft East Broadway TID #6 & Redevelopment Project Area #6 Project Plan onto the City Council for review and comment.

The motion carried.

#### Item 5B. Consideration of Housing Stock Renewal Loan Program

Mr. Lightbourn requested that everyone that receives this money should be present at a public meeting.

There was discussion of a scoring mechanism.

Mr. Homburg asked if the rating should be from 0 to 5.

A motion was made by Aldm. Wiswell, seconded by Mr. Lightbourn to approve the application scoring rubric.

Mr. Homburg suggested that a program requirement also be that the home must be owner occupied for at least two years after the loan is received.

The motion carried.

A motion was made by Aldm. Wiswell, seconded by Mr. Homburg to postpone discussion of the North Monona Drive Development Plan until the next meeting April 27, 2010.

The motion carried.

#### **MISCELLANEOUS BUSINESS**

The next meeting is scheduled for Tuesday April 27, 2010.

#### **ADJOURNMENT**

A motion was made by Aldm. Wiswell, seconded by Mr. Surdyk to adjourn.

The motion carried.

8:20 p.m.  
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