

**Minutes
Community Development Authority Meeting
April 27, 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 Mr. Homburg for approval of the minutes of March 23, 2010.

The motion carried.

APPEARANCES

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

Item. 5 Public Hearing – East Broadway TID #6 and Redevelopment Project Area #6 Project Plan

A public hearing for the East Broadway Tax Incremental Financing District (TID) No. 6 and Redevelopment Project Area No. 6 Project Plan was declared open by Chair Fuss.

Chair Fuss asked CDA Consultant Gary Becker to present an overview of the proposed TID No. 6 and Redevelopment Area No. 6.

CDA Consultant Gary Becker of Vierbicher Associates appeared and described the area of the proposed East Broadway Tax Incremental Financing District (TID) No. 6 and Redevelopment Area No. 6, and the development projects proposed, and budget and improvements and developer incentives proposed.

Mr. Mike Slivensky, of LBSFM Properties in Waukesha, WI appeared and asked about the significance of the blighted areas on the map.

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Chair Fuss said that the blight determination and blight determination maps were prepared about a year ago before the improvements were made to the buildings in this area, the Green Forest Restaurant, Badgerland Material Placing, and Menards.

Mr. Mike Simon, Madison Metropolitan Sewerage District (MMSD), 1610 Moorland Road, Madison, WI appeared and said that MMSD owns parcel #14 on the TID Boundary Map.

Planning and Community Development Coordinator Paul Kachelmeier said he had met with Mr. Simon of MMSD and that MMSD has asked if the land use designation on the TIF Existing Land Use Map could be changed for the MMSD parcel from Open Space to Utilities, and on the Proposed Land Use Map from Commercial to Utilities.

CDA consultant Gary Becker said that this change will be made to the map.

There were no other appearances and the public hearing was declared closed.

OLD BUSINESS

Item 6A. Review of draft TID #6 and Redevelopment Project Area #6 Project Plan

The CDA discussed the proposed East Broadway TID No. 6.

Mr. Homburg said that he is a member of the Joint Review Board (JRB), and said they met last week and at the meeting discussed the proposed TIF District. He said that a couple members of the JRB were concerned about the amount proposed in the Administrative Costs line item. He said the amount in the proposed TID Budget is \$4,150,000 which is approximately 20% of the total TID Budget of \$19,178,271 which these members of the JRB commented on as feeling this was high for an administrative costs percentage. He said the other concern from some members of the JRB was that some of these funds could be spent by the CDA outside of the proposed TID No. 6.

The CDA also discussed the timeline for the approval of the proposed TID No. 6, and the amount of the Administrative Costs.

A motion was made by Mr. Lightbourn, seconded by Aldm. Busse to approve the Resolution on Redevelopment Project Area No. 6 Boundary Amendment and the Resolution on TID #6 and Redevelopment Project Area #6 Project Plan.

The motion carried unanimously on a roll call vote.

Item 6D. Consideration of Housing Stock Renewal Loan Program.

Chair Fuss described the proposed Housing Stock Renewal Loan Program.

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The CDA discussed adding a component of energy efficiency improvements to the program.

The CDA discussed some revisions to the text and details of the program.

A motion was made by Aldm. Wiswell, seconded by Mr. Surdyk to authorize the CDA Chair and CDA Consultant to take the document and amend it to include the items discussed by the CDA.

Mr. Lightbourn said he really thinks it should be a 0% interest rate in the program.

There was discussion of the pros and cons of having a 2% or 0% interest rate.

A motion was made by Mr. Lightbourn, seconded by Mr. Scott to change 2% to 0% in the program.

On a roll call vote the vote was three to three and Chair Fuss voted yes to break the tie and the motion carried.

The main motion carried.

Item 6E. Discussion of the North Monona Drive Development Plan

A motion was made by Aldm. Wiswell, seconded by Mr. Homburg to table item 6E. and to postpone it until the next meeting.

The motion carried.

NEW BUSINESS

A motion was made by Aldm. Busse, seconded by Mr. Scott, to move into closed session under 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 (acquisition of real estate for redevelopment).

On a roll call vote, the motion carried with Aldm. Wiswell voting naye and Mr. Homburg abstaining.

Following approval of a motion to return to open session the CDA reconvened in open session.

The motion carried.

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The CDA discussed the TIF assistance request by Homburg Contractors, and the consensus was they were in favor of providing TIF assistance.

MISCELLANEOUS BUSINESS

The next meeting is scheduled for Tuesday May 25, 2010.

ADJOURNMENT

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

The motion carried.

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