

**Minutes  
Community Development Authority Meeting  
August 5, 2010**

The meeting of the Community Development Authority for the City of Monona was called to order by Chair Bob Miller at 7:00 p.m.

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

Absent: none

Also Present: Mayor Robb B. Kahl, City Administrator Pat Marsh, Planning and Community Development Coordinator Paul Kachelmeier, City Attorney Bill Cole via conference phone, 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 July 27, 2010.

The motion carried.

**APPEARANCES**

Aldm. Doug Wood appeared and requested attending the CDA Meeting Closed Session.

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

**OLD BUSINESS**

A motion was made by Aldm. Busse, seconded by Mr. Homburg 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 (Discussion regarding Development Agreement and TIF request with Meriter Hospital, Inc.).

On a roll call vote, the motion carried with Aldm. Wiswell voting nay.

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

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Draft Minutes Subject to Approval

Item. 5.C. Consideration of Meriter Hospital Inc. Development Agreement and TIF Request.

The CDA discussed the Meriter Hospital Inc. Development Agreement and TIF Request with representatives of Meriter, Kevin Snitchler and Joan Pahl and their real estate broker Steve Doran of Lee & Associates.

City Attorney Bill Cole requested that Meriter provide a complete signed copy of the purchase agreement with The Livesey Company.

CDA Consultant Gary Becker requested the spreadsheets and information on the justification for the \$13 million cap from Meriter, in order to understand that this development would not happen without the TIF assistance.

A motion was made by Aldm. Lightbourn, seconded by Mr. Surdyk to approve the Meriter Hospital, Inc. Developers Agreement as presented, conditioned on having the information requested by the City Attorney Bill Cole of the signed copy of the purchase agreement with The Livesey Company, and information requested by the CDA Consultant Gary Becker of the spreadsheets and information on the justification for the \$13 million cap, with the deletion of paragraph 1.9 in the Developers Agreement.

The motion carried on a roll call vote with one nay.

## **NEW BUSINESS**

Item 6A. Summary of TID status in the City of Monona

Finance Director Marc Houtakker distributed a handout on the status of the City's TIF Districts and described their financial status.

## **MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

The next regular CDA meeting is scheduled for Tuesday August 24, 2010.

## **ADJOURNMENT**

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

The motion carried.

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