

Minutes
Community Development Authority Meeting
October 27, 2009

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, and Aldm. Jeffery Wiswell.

Absent: Mr. John Surdyk

Also Present: Mayor Robb B. Kahl, City Administrator Pat Marsh, and Planning and Community Development Coordinator Paul Kachelmeier

MINUTES

A motion was made by Aldm Busse, seconded by Mr. Homburg to table the minutes of September 22, 2009.

The motion carried.

APPEARANCES

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

REPORTS

A. City Administrator Pat Marsh and Planning and Community Development Coordinator Paul Kachelmeier gave a report on the new Façade Improvement program, and that it was adopted by The Finance and Personnel Committee and The City Council on October 12, 2009. They also said that one Façade Grant has been approved, for Tully's II at 6401 Monona Drive and the building improvements were under construction.

B. City Administrator Pat Marsh and Planning and Community Development Coordinator Paul Kachelmeier gave an update on the grand opening of the new MSP Monona Heritage Senior Housing campus at 111 Owen Road.

C. Mr. Marsh also gave a brief report on the Livesey Company's plans for development of the former Chief Auto Parts property.

A motion was made by Mr. Lightbourn, seconded by Aldm. Busse, to move into closed session under Wisconsin Statute section 19.85(1)(e) Deliberating or

Community Development Authority Meeting

October 27, 2009

Draft Minutes Subject to Approval

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.

A motion was made by Mr. Homburg, seconded by Aldm. Wiswell to return to open session.

The motion carried.

UNFINISHED BUSINESS

There was no unfinished business and the unfinished business section was declared closed.

NEW BUSINESS

8A. There was discussion of establishing the boundary for a Redevelopment Area #7.

Mr. Homburg said he was concerned with some of the properties that may be determined blighted, and there was discussion of what constitutes the definition of blight. Mr. Homburg asked if there was a distinction or difference if the property is determine to be blighted.

CDA consultant Gary Becker of Vierbicher Associates said the designation does not change anything physically for the property, but it brings new investment interest into the area. He said a Redevelopment District can be amended to add parcels one at a time as the City purchases properties.

The CDA discussed which properties were suggested for a blight designation.

A motion was made by Aldm. Wiswell, seconded by Mr. Lightbourn to approve the CDA Resolution establishing the boundaries of Redevelopment Area #7.

Gary Becker said the next step is to prepare a Blight Determination Letter. He said he will prepare a formal packet for the City Council.

The motion carried one naye.

Mr. Homburg said he voted naye because he has not had the opportunity to review the blight study and blight determination that was made.

Community Development Authority Meeting
October 27, 2009
Draft Minutes Subject to Approval

The consensus was that this Redevelopment Area #7 could be called the North Monona Drive Redevelopment Area.

MISCELLANOUS BUSINESS

9A. The next meeting is scheduled for Tuesday November 24, 2009.

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

The motion carried.

1109-20.1

A handwritten signature in cursive script that reads "Paul Kahalmeier". The signature is written in dark ink and is positioned to the right of the text "The motion carried."