

**Minutes  
Community Development Authority Meeting  
December 22, 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, 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 September 22, 2009, and November 24, 2009.

The motion carried.

**APPEARANCES**

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

**UNFINISHED BUSINESS**

Item 5A. Consideration of Resolution Regarding the Boundary of Redevelopment Project Area No. 8.

Chair Fuss said that a revision is being proposed to the boundaries of the proposed Redevelopment Project Area No. 8, and she listed the additional parcels that were being considered. She said that these additional parcels are proposed to be added based on future development opportunities.

Mr. Lightbourn asked why the Huntington Learning Center parcel was left out.

Mr. George Kinsler was present in the audience and said the property is developed out.

Mr. Lightbourn asked Mr. Kinsler what he planned to do with the parcels across West Broadway. He said if a clinic is proposed in this area we are looking at the broader development of a larger area.

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Mr. Kinsler said he is not a developer but is interested in working with a developer.

Chair Fuss said that so far the Livesey Company has not indicated interest in the area across West Broadway, but she has heard of interest from another developer.

Aldm. Busse stated that the two parcels shown on the proposed boundary map north of parcel number seven will help make parcel seven more developable because of the water frontage. He asked if the boundaries of this proposed Redevelopment District could be amended?

Chair Fuss said yes amendments could be made, and that the Community Development Authority (CDA) could also look at the potential for vacating part of the Falcon Circle right-of-way (ROW). She said the parcels along Interlake Drive could also provide additional increment in the redevelopment of the area.

Planning and Community Development Coordinator Paul Kachelmeier stated that both he and City Administrator Pat Marsh felt that from a planning standpoint it would make sense to add more parcels and enlarge this proposed redevelopment area, and maybe provide additional waterfront access to the properties across West Broadway. He added that the Broadway Corridor Plan adopted in 1989 did show this area for future commercial and water oriented uses.

There was discussion of adding parcels on the north side of West Broadway to the proposed redevelopment area.

Mr. Homburg asked if the area would meet the 50% breakdown for blight determination.

Mr. Becker said the area is currently at 86% blighted.

Chair Fuss stated that once the CDA has a proposal for the former MHP site they can see what is proposed as well as if it would make sense to include all of the parcels in the boundaries.

Aldm. Busse suggested a TIF District could be created just for the former MHP site and then a new TIF district could be created for other properties if development is proposed there.

Mr. Becker stated that the purpose of the TIF District is to help eliminate blight in the Redevelopment District. He said if the CDA provides any assistance to a property or a proposed development, the property would have to be in the Redevelopment District.

There was discussion regarding Two-Family zoned lots on Falcon Circle, and if they should be included in the boundaries, and also discussion why Huntington Learning Center and the Interlake Boatyard not proposed to be included.

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A motion was made by Mr. Lightbourn, seconded by Mr. Surdyk to amend the boundary of the proposed Redevelopment Project Area No. 8 to include only Parcels number 1 through 4 and Interlake Drive and Broadway.

The motion carried with Aldm. Wiswell voting nay.

**NEW BUSINESS**

6.A. Review of Schedule for Creation of TID No. 6

Mr. Becker reviewed the timing for the creation of TID number 6.

6.B. Discussion of Potential Redevelopment Opportunities within the West Broadway Redevelopment Area

There was discussion about the review of conceptual site plans for the former mobile home park site, as well as a discussion of the Fritz and Livesey parcels.

6.C. Discussion of the North Monona Drive Redevelopment Plan

Mr. Becker provided handouts for the Monona Drive Redevelopment Plan.

**MISCELLANEOUS BUSINESS**

The next meeting is scheduled for Tuesday January 26, 2010.

**ADJOURNMENT**

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

The motion carried.

9:05 pm

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