

**Minutes
Community Development Authority
July 25, 2022**

Chair Stolper called the Community Development Authority (CDA) meeting to order at 5:01 pm.

Present: Chair Tom Stolper, Alder Kathy Thomas, Alder Doug Wood, Mr. Scott Kelly, and Mr. Andrew Homburg.

Excused: Mr. Dave Lombardo, and Mr. Jeff Staver.

Also Present: City Planner Doug Plowman, City Attorney Bill Cole, Gary Becker, and Katrina Becker.

MINUTES

A motion by Alder Thomas, seconded by Mr. Homburg, to approve the open and closed session minutes of June 28, 2022, meeting carried.

APPEARANCES

There were no appearances.

OLD BUSINESS

A. Consideration and possible action on TID #4 Boundary Amendment.

Katrina Becker and Gary Becker presented details on the proposed amendment to TID #4. The proposal had originally included just the Village Lanes parcels, but added the four other parcels with decrement at the request of the CDA. Removal of the two parcels at the southern end of the TID with decrement would break the contiguity of the District. Alder Wood and Andrew Homburg discussed the Fraboni's site as well as the USPS strip mall and if these should be included. Gary Becker responded that the CDA could choose to remove these in anticipation of the future TID 10. The Fraboni's site and the USPS strip mall both have increment, although the City's Finance Director had suggested these be removed to eliminate any overlap between TID districts. The CDA discussed the increment at the USPS site and Fraboni's, which is approximately \$100,000. Andrew Homburg suggested keeping both the mall and Fraboni's in the TID given their positive increment. Scott Kelly confirmed with Gary Becker that a new TID would be formed with future redevelopment.

The CDA discussed the two northern parcels with decrement, and consensus was to keep these in given their minimal decrement (\$10,000).

Alder Thomas moved to remove the three parcels associated with Village Lanes from TID #4, seconded by Andrew Homburg. Motion carried.

NEW BUSINESS

A. None

REPORTS OF STAFF AND CDA MEMBERS

City Planner Plowman updated the Board that two term sheets have been shared following the June 28 CDA meeting. The Bridge Road project received Plan Commission approval at their meeting on July 11.

UPCOMING CDA MEETINGS

The next meeting date will be August 23 at 6:30pm.

ADJOURNMENT

A motion was made by Alder Wood, seconded by Mr. Kelly to adjourn. The motion carried.
(5:31 pm)