

**Minutes  
Community Development Authority Meeting  
January 26, 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. John Surdyk, and Aldm. Jeffery Wiswell.

Absent: Mr. Jason Scott

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 December 22, 2009.

The motion carried.

**APPEARANCES**

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

**UNFINISHED BUSINESS**

Item 5A. Update on UW Health Site Search – John Walsh, Lee & Associates

Mr. John Walsh of Lee & Associates appeared and gave an update on the search by the UW Health Clinics for a site for a new clinic in Monona. He said they are searching for a site in Monona to combine their clinics in Monona and McFarland. He said that UW Clinics is a taxable entity. He said they had issued an RFP and they have been looking at and considering sites and properties on East and West Broadway. They also have looked at the existing site of the UW Clinic in Monona north of St. Teresa Terrace and across from the golf course. This would be an infill site on Monona Drive, and the site does present some challenges though he said. He said that they want to start construction as soon as possible and be open by the end of the year.

Chair Fuss said UW is looking at the economies of this development very closely and they are considering developing the site and building themselves instead of entering into a lease with a developer. They are doing two clinics this year, Monona-McFarland and Deforest-Waunakee she said.

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Mr. Walsh said that Kaehler-Slater is their architect.

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

Chair Fuss said the City Council made a blight determination for this area and asked the CDA to revisit their determination of the boundaries of the area.

Aldm. Busse said he thinks it makes sense to include the parcels north of W. Broadway numbered 5, 6, 7, 8, & 9.

Chair Fuss said that Parcel 10 could be used for stormwater management.

Mr. Lightbourn asked what the advantage would be to bring this redevelopment plan forward without a development proposal.

Chair Fuss said that this helps to show that the CDA and City are serious about this area redeveloping and about assisting with the process.

Mr. Homburg said if a development is within the boundaries of an adopted Redevelopment District, review of the development plans by the CDA has been required in some redevelopment districts.

Mr. Becker said the state statutes allow CDA's to declare a moratorium for up to six months on development in a redevelopment district to give the CDA more input and control on redevelopment. He said the inclusion of additional parcels could add more increment to the area to help make the former mobile home park economics work if they are in the redevelopment district and a future TIF district.

A motion was made by Aldm. Busse, seconded by Mr. Surdyk to adopt  
Redevelopment Boundary Map #2

Mr. Lightbourn said he thinks it is unanimous that the CDA wants to hang out the welcome mat and try to attract interest in redevelopment to this area.

Mr. Becker said the CDA establishes the boundaries of a redevelopment district, and the City Council determines if the properties within it are blighted. The City Council has requested the CDA add parcels to the area that are north of W. Broadway with parcel numbers 5, 6, 7, 8, & 9.

The motion failed 3-2.

A motion was made by Mr. Lightbourn, seconded by Aldm. Wiswell to table this item and to revisit this issue at the next CDA meeting.

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The motion carried.

Item 5C. Consideration of Housing Stock Renewal Loan Program

Chair Fuss said with the passage of the most recent State Budget, a law was passed to allow communities to extend the life of a TIF District one (1) additional year through a notice to the Joint Review Board to take the TIF funds generated and use them to assist in renewal of low cost housing in the community. She said this extension of a TIF District could be considered for the existing TID No. 3 if it was retired soon. She said potentially we could capture the increment generated for the rest of this year and next year before tax payments are made. She said the Mayor wanted the CDA to consider and discuss this possible program.

Mr. Lightbourn said he likes this concept a lot and it is very interesting and would be incredibly helpful once the housing market is going again.

Aldm. Busse said it should have a modest administrative fee, too.

Chair Fuss said we also may be able to draw on the administrative funds of existing TIF districts for a housing improvement program like this.

Mr. Lightbourn said otherwise we'd have to go back to the joint Review Board and request a revision to the TIF District Project Plans.

Mr. Homburg asked what the median value of homes is in Monona.

City Administrator Pat Marsh said around \$250,000.

Mr. Becker said the initial funds that could be generated from extending TID No. 3 one more year of \$125,000 could be used anywhere in the City.

Mr. Surdyk asked if the programs that the subcommittee looked at, recommend the funds be used for home façade improvements that would improve the aesthetics for the home, too?

Mr. Homburg said he strongly recommends that it be an owner occupied program.

Mr. Lightbourn said let's make it simple and pass the program along to the Family Attraction, Retention, and City Promotion Committee and let them go ahead with it, and implement it and run it.

Chair Fuss said this is a program that can be funded without municipal borrowing.

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Mr. Surdyk said that he tends to favor projects that are major ones and he proposes a threshold be used that makes meaningful permanent improvements to the property and improves the aesthetics of the home.

Aldm. Wiswell said a phrase can be added in the materials that are proposed to promote this program that a higher preference is given to improvement projects that improve the exterior of the home.

Mr. Becker clarified how the program would work based on TIF laws and the TIF districts in the City.

- He said the TIF laws allowed a TIF District that is being retired or defeased to be extended one (1) year and that funds generated can be used to provide assistance to existing homes in a community. The funds for TID number 3 which will be retired soon could be used anywhere in the community.
- He said that funds from existing TIDs can be used for this housing assistance program from Administrative Accounts within ½ mile of the boundaries of the TIF District. Loans repaid from this fund can be re-loaned anywhere in the City though.

Aldm. Busse said CDA members could accumulate a list of improvements and criteria for this program for discussion at the next meeting.

The CDA discussed some possible criteria to consider, and that they can be discussed at the next meeting:

- 1) it be required that the home be owner occupied;
- 2) have an investment minimum;
- 3) external improvements are preferred;
- 4) not allow regular scheduled maintenance items;
- 5) require building permits.

#### Item 5D. Discussion of the North Monona Drive Development Plan

A motion was made by Aldm. Wiswell, seconded by Mr. Surdyk to postpone this item to the next meeting.

The motion carried.

Chair Fuss said this agenda item will be for the CDA to review these boundaries.

Mr. Becker and City Administrator Patrick Marsh said they will email the Redevelopment Number 7 Map Boundary to each CDA member.

#### **NEW BUSINESS**

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A motion was made by Mr. Homburg, seconded by Mr. Surdyk, 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.

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

The motion carried.

**MISCELLANEOUS BUSINESS**

The next meeting is scheduled for Tuesday February 23, 2010.

**ADJOURNMENT**

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

The motion carried.

9:45 pm

0210-16.2