

**Minutes**  
**Community Development Authority Meeting**  
**May 25, 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. 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 Mr. Scott for approval of the minutes of April 27, 2010.

The motion carried.

**APPEARANCES**

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

**OLD BUSINESS**

Item. 5A. Consideration of Development Agreement with John K. Livesey (UW Health Yahara Medical Clinic)

John K. Livesey appeared and requested approval of the Development Agreement for the UW Health Yahara Family Medical Clinic.

Chair Fuss reviewed the details of the agreement and said there was agreement in the \$10 million TIF value guarantee and a TIF request of \$1.1 million.

Mr. Livesey said that he would agree to not sell the property and building to a tax exempt entity and he would agree to add this to the title.

There was discussion of prevailing wage rates and that they will have to be paid by the developer, and this adds to the cost of the project.

Community Development Authority Meeting  
May 25, 2010  
Approved at June 30, 2010 Meeting

Chair Fuss said the one change was on page 7, line 24 and 25 to add not until the defeasance of TID No. 6, so this line would read that the developer and its successors and assigns shall not, until the defeasance of TID No. 6, sell, transfer or convey the Development Parcel to a tax exempt entity....

A motion was made by Aldm. Wiswell, seconded by Mr. Lighbourn to approve the Developer's Agreement and recommend approval to the City Council with this one change on page 7 to add not until the defeasance of TID No. 6.

On a roll call vote the motion carried unanimously.

Item 5B. Consideration of Development Agreement with Homburg, Inc (Princeton Club)

Mr. Homburg recused himself from the CDA table.

Mr. Homburg updated the CDA on the progress on the development. He said they have reworked the numbers without a TIF request and asked Mr. Gerry if the project can still go ahead.

Mr. Homburg asked to defer this item to the next agenda.

Discussion followed.

City Attorney Bill Cole attended the meeting via conference call.

City Attorney Bill Cole explained the development agreement status to this point including the interaction between the Princeton Club and PDQ.

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

The motion carried unanimously.

Item 5C. Discussion of Joint Review Board meeting on TID #6

Mr. Homburg explained the process and outcome of the Joint Review Board meeting on TID No. 6 held on May 25, 2010, noting that it passed on a vote of 4 to 1. He explained the Dane County representative's concerns with the project budget.

Item 5D. Discussion of Administrative Rules/Process for "Renew Monona" Housing Loan Program and Information on the PACE Program

Chair Fuss explained other potential funding opportunities for housing renewal in Monona.

Community Development Authority Meeting  
May 25, 2010  
Approved at June 30, 2010 Meeting

Mr. Becker described the PACE Program.

Chair Fuss explained various process issues and clarified the application process.

It was discussed that eligibility for the program would be for homes at or below 120% of the median value for homes in Monona.

Item. 5E Discussion of the North Monona Drive Development Plan

A motion was made by Aldm. Wiswell, seconded by Mr. Lightbourn to postpone this agenda item.

Chair Fuss said that CDA members could send any comments they had to her as Chair through City Administrator Pat Marsh.

### **NEW BUSINESS**

8:35 pm

A motion was made by Aldm. Busse, seconded by Mr. Lightbourn, 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 (Purchase of Property on Monona Drive).

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.

### **MISCELLANEOUS BUSINESS**

The next regular meeting is scheduled for Tuesday June 22, 2010.

### **ADJOURNMENT**

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

The motion carried.

9:50 pm



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**Minutes  
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Closed Session  
May 25, 2010**

Following the approval of a motion made by Aldm. Busse, seconded by Mr. Lightbourn, 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 (Purchase of Property on Monona Drive), the CDA discussed the consideration of purchasing the parcel of property on Monona Drive currently owned by UW Health.

Chair Fuss explained the potential for acquisition of a parcel of land currently owned and operated by UW Health. She said they have approached the City to buy the property.

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

The motion carried.

