

**Minutes  
Community Development Authority Meeting  
June 30, 2010**

The meeting of the Community Development Authority for the City of Monona was called to order by Chair Bob Miller at 6:30 p.m.

Present: Chair Bob Miller, Aldm. Jim Busse, Mr. Andrew Homburg, Mr. George Lightbourn, Mr. John Surdyk, and Aldm. Jeffery Wiswell.

Absent: Mr. Jason Scott

Also Present: Mayor Robb B. Kahl  
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 Mr. Lightbourn, seconded by Aldm. Busse for approval of the minutes of May 3, 2010, and May 25, 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 Homburg, Inc. (Princeton Club).

Mr. Andrew Homburg recused himself from the CDA (7:05 pm)

Mr. Homburg gave an overview of the status of the development plans for the Princeton Club and the financing of the development. He said the development is still 5,200 square feet in size, but the building will be shorter from 25 feet to 18 feet tall. He said Mr. Gerry the owner of the Princeton Clubs is considering a scaled back building with the project being \$200,000 short in financing. He said it would still be an attractive building. He said he also spoke with Jerry Archer, the president of PDQ and he said PDQ is on a similar time frame and will probably start construction of the building additions they have proposed later this year or next year.

There was discussion that Homburg Inc.'s attorney would negotiate with the CDA Chair and City Staff on financial assistance for the development proposal.

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Mr. Homburg said it would be good to know if there is TIF assistance available for the development.

Item 5B. Discussion of Administrative Rules/Process for "Renew Monona" Housing Loan Program.

Mr. Andrew Homburg rejoined the CDA discussion (7:25 pm).

City Administrator Patrick Marsh and Gary Becker described the changes made to the Administrative rules:

1. Expectation of repayment – to make sure there was equity preserved at the repayment at the end of the term.
2. The homeowner who takes out the loan gives the City the permission to take photos and prepare a summary of the property.
3. Correct some typos.

City Administrator Pat Marsh said applications can be submitted by August 1, 2010.

The CDA discussed whether the funds could be used for construction of detached garages as well as attached garages.

Mayor Kahl said he hears quite a lot in the community about the need to add a garage, attached or detached.

A motion was made by Mr. Lightbourn, seconded by Aldm. Busse to approve the "Renew Monona" Housing Loan Program Application Procedures and amend the application procedure to accept applications for garages, attached or detached that would be funded if there were dollars available.

The motion carried.

City Administrator Pat Marsh said we will get information out on the program and start taking applications.

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

Gary Becker the CDA's consultant from Vierbicher Associates described the parts of the Monona Drive Development Plan the CDA needed to work on and resolve, which includes the types of land uses proposed.

The CDA discussed the status of the purchase of properties on the north end of Monona Drive.

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Mr. Lightbourn said the CDA needs to go into redevelopment projects and work on redevelopment with a plan and strategy for how we will assist in redevelopment.

The CDA asked Mr. Becker to update and rethink the plan and the targets for commercial and for residential.

Mr. Lightbourn asked what is the nature of what has happened in these two sections commercial and residential?

There was discussion of the blocks between Cold Spring and Winnequah Road.

Mr. Lightbourn asked could the CDA have a brief presentation on what has happened in the last 1-2 years in the economy and the market and what the impact would be on this area.

Mr. Becker said it could include interviews with developers and what they think of the potential for redevelopment is for Monona Drive.

Mr. Surdyk said it could also include a survey of what commercial projects may be coming on line and proposed for development, and the impact that might have on housing demand and demand for related commercial development in the City.

The consensus of the CDA was to have this update, and then revisit the Development Plan.

## **NEW BUSINESS**

### **Item 6C. Certification of Redevelopment Area #6**

Gary Becker said that the City Council approved the Redevelopment Area No. 6 and the East Broadway TID No. 6, and that the Joint Review Board approved it too.

A motion was made by Mr. Homburg, seconded by Aldm. Wiswell that the CDA certifies Redevelopment Area #6.

The motion carried.

### **Item 6D. Discussion of Potential Meriter Development and TIF Request**

City Administrator Pat Marsh and Planning and Community Development Coordinator Paul Kachelmeier gave an update on the plans for the proposed new Meriter Clinic.

## **MISCELLANEOUS BUSINESS**

Item 7A Next Regular CDA Meeting – Tuesday, July 27, 2010 – 7:00 pm

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Chair Miller said the next regular CDA meeting will be on Tuesday July 22, 2010 at 7:00 pm.

**ADJOURNMENT**

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

The motion carried.

8:35 pm

0710-19.2

A handwritten signature in cursive script that reads "Paul Kerubmeira". The signature is written in black ink and is positioned to the right of the text "0710-19.2".