

**Approved Minutes**  
**Community Development Authority Meeting**  
**July 27, 2010**

The meeting of the Community Development Authority for the City of Monona was called to order by Chair Bob Miller at 7:05 p.m.

Present: Chair Bob Miller, Alderman Jim Busse, Mr. Andrew Homburg, Mr. John Surdyk, Jason Scott and Alderman Jeffery Wiswell.

Absent: Mr. George Lightbourn

Also Present: Mayor Robb Kahl, City Administrator Pat Marsh, CDA Consultant Gary Becker, Steve Doran (Lee & Associates), and, Joan Pahl (Meriter)

**MINUTES**

A motion was made by Alderman Wiswell, seconded by Alderman Busse for approval of the minutes of June 30, 2010.

The motion carried.

**APPEARANCES**

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

**NEW BUSINESS**

**A. Closed Session** – A motion was made by Alderman Busse, 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 (Consideration of TIF request). All members voted in favor of the closed session with the exception of Alderman Wiswell.

**B. Reconvene in Open Session under Wisconsin Statute Section 19.85(2)** - A motion was made by Alderman Busse, seconded by Mr. Homburg, to return to open session and the motion carried.

**C. Discussion Regarding Meriter Hospital, Inc. Project** – The membership discussed the Meriter Hospital, Inc. project noting that it was an exceptional use of an under utilized parcel in the City. Members also voiced concern with the amount of the TIF request given the assessed value of the property and the agreed purchase price by Meriter from John K. Livesey. The CDA

requested that either Mayor Kahl or Administrator Marsh contact Mr. Livesey, the current owner of the storage site to discuss actual costs to acquire that property. Mr. Marsh stated that he would make the first contact.

The CDA had several questions for Steve Doran and Joan Pahl regarding the development and the TIF request. It was noted that the City Attorney, and the Meriter attorney were currently working on a development agreement. Mr. Doran noted that Meriter would like to move as quickly as possible on this project in an effort to begin construction in October. He also noted that the project had been reviewed initially by Plan Commission. Alderman Busse stated the Plan Commission was generally positive about the project and construction plans were at the very preliminary stages.

Given the request for expediting the project, Chair Miller requested a special meeting of the CDA for Thursday, August 5<sup>th</sup> @ 7:00 p.m. All members present noted that they would be able to attend that meeting.

#### **MISCELLANEOUS BUSINESS**

- A. Discussion regarding the formation of a Monona Drive Business Improvement District (BID)** – Mr. Marsh and Mr. Becker gave a brief overview of a BID and the process to create a BID. The members discussed the concept and were generally supportive of the concept. The main issues revolved around the cost to each property owner and getting buy-in from the business community. The CDA also noted that the Plan Commission should be involved with this process but the BID should be initiated by the business community. Mr. Marsh noted that this would be placed on the Plan Commission agenda for further discussion. Chair Miller noted that he would make contact with the members of the business community.
  
- B. The next regularly scheduled meeting of the CDA** - Tuesday, August 24, 2010 at 7:00 p.m. City Hall.

A special meeting of the CDA was scheduled for Thursday, August 5, 2010 at 7:00 p.m. to discuss the Meriter TIF request and Development Agreement.

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

The motion carried.

8:40 p.m.