

MINUTES

Community Development Authority Meeting

November 7, 2018

Members Present: Sue Smith, Ken Brost, Peter Bloechl-Anderson, Shaun O'Hearn, Stephanie Brassington, Toni Stolarik, Jerry Dietzel

Members Absent: None

Staff Present: Pauline Boness, Matt Schuenke, Karen Knoll

1. Call to Order

Brost called the meeting to order at 7:00 p.m.

2. Public Appearances – none

3. Approval of Minutes

- a. Review and possible approval of draft minutes from the October 3, 2018 Community Development Authority meeting.
Smith moved to approve the draft minutes from the October 3, 2018 Community Development meeting. Dietzel seconded the motion. Motion carried.
- b. Review and possible approval of draft minutes from the October 11, 2018 Community Development Authority meeting.
Dietzel moved to approve the draft minutes from the October 11, 2018 Community Development Authority meeting. Brassington seconded the motion. Motion carried.

4. Business

- a. Review and possible action on a proposal by Core Distinction Group, LLC to conduct a hotel market feasibility study for the Village of McFarland

Schuenke stated they have received an inquiry regarding a possible hotel development in the Village of McFarland. However, the company wants some preliminary work done to establish whether this is a good market.

They are requesting the Village pay for a feasibility study to access whether or not there is a market to construct a hotel of a specific size. This is a company, which was provided to Schuenke that conducts these types of studies. There are two parts to the study, first they try to establish whether a hotel be feasible. If the answer is

yes, they then look at size, brand, type etc. If it is no, the study is concluded. The study would look at the entire Village and what the needs of the Village are, reviewing businesses we have, land uses etc. We would pay for the study using the monies from TID #3. Schuenke feels this is a good time to do this, and it falls under discretionary funds and he would be able to approve it without the CDA's approval, it does not need the Village Board approval. Schuenke however, would like it to have some consideration from the CDA.

Smith asked regarding the group wanting the study, do they have a specific location they are interested in? Schuenke replied there are some specific spots, there is no ownership interest. Brost inquired, TID #3 pays for it, but the study will be of the entire Village, and is it a franchise, who is inquiring? Boness replied they will likely look at TID #3, but also the entire Village, and yes it is a franchise. O'Hearn inquired on ownership of the study. Schuenke replied it would be the Villages study as they are paying for it. Boness feels they need to look at environmental issues as part of this part of the study. It appears their research includes buying hotel data, which is done by a company in the United Kingdom.

Bloechel-Anderson moved to accept a proposal by Core Distinction Group, LLC to conduct a hotel market feasibility study for the Village of McFarland. O'Hearn seconded the motion. Motion carried

b. Update on RFP process for Farwell Street properties

Boness stated the deadline was November 1st at 4:00 p.m. We received two proposals, out of the four from the firms that initially expressed interest. Schuenke and herself will meet to discuss the next steps. They will invite them in to come and talk to the CDA. Schuenke advised they have 90 days to make a joint decision with the CDA and Village Board. Smith asked what the general proposals looked like. Boness replied, like the RFP, it is a mixed use of residential and commercial. There is an affordability factor with them, they both are requesting more financing than what was offered.

c. Update on potential sale of 5411 Bashford Street

Schuenke advised he has not progressed much since the last meeting due to time constraints. He will be asking the Village Board to approval the sale of the property at the upcoming Monday meeting. Once they have approved the land sale, there will be a process set up to handle things as offers come in. The realtor can advertise it both ways for either commercial or residential use. In talking to realtors, it was indicated there would be a lot of interest for residential. It is on the Village Board agenda to move forward.

5. Schedule Next Meeting Date

Boness inquired on availability for a December 5th meeting. Members felt they should be available.

6. Adjournment.

Motion by Smith to adjourn, seconded by Brassington. Motion carried. Meeting adjourned at 7:28 p.m.

Approved