MINUTES

Community Development Authority Meeting

May 1, 2019

Members Present: Ken Brost, Dan Kolk, Stephanie Brassington, Toni Stolarik, Peter Bloechl-Anderson, Sue Smith, Jerry Dietzel

Members Absent:

Staff Present: Matt Schuenke, Pauline Boness

Others Present: Ryan Quam, Quam Engineering LLC

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 the April 3, 2019 Community Development Authority minutes.

   Motion by Bloechl-Anderson, seconded by Brassington to approve the minutes of April 3, 2019. Brost commented the minutes were very well done. Motion carried 7-0.

4. BUSINESS.

a. **Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the consideration of an Agreement to Undertake Development by and between the Village of McFarland and Ezra Properties, LLC (Ryan Quam) located at 4703 Terminal Drive.**

   Schuenke indicated prior to convening into closed session; Ryan Quam wished to voice his comments relating to the draft Development Agreement for his Terminal Drive project.

   Quam indicated he had two comments relating to the agreement. The first related to Section II B.1 under TIF loan, regarding the Developer providing a market analysis. Quam explained, he would rather not spend the money and felt the experience he had leasing

Waubesa Village should act as proof of a healthy rental market in the Village. Quam indicated half of the units for Phase I Waubesa Village were pre-leased prior to the construction. Phase II was even better with over half the units pre-leased. Banks have already made commitments to the project by doing their own internal analysis. If the banks agreed to share, Quam would provide this information if CDA members so desired. He also felt requiring a market analysis at this point in time, could delay his closing.

The second item involved the developer paying for providing sidewalks, curb and gutter. Quam felt these improvements should be considered public improvements and be paid for with tax increment. At an estimated cost of $30,000, this amount is significant and was not a part of his project performa. According to Quam, not including these improvements under public improvements to be paid by the tax increment seems counter intuitive to the philosophy behind creating TID's.

No questions or comments were made by Authority members.

Dietzel moved to convene into closed session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically for the consideration of an Agreement to Undertake Development by and between the Village of McFarland and Ezra Properties, LLC (Ryan Quam) located at 4703 Terminal Drive. Seconded by Brassington. Roll call vote Smith aye, Dietzel aye, Brost aye, Bloechl-Anderson aye, Brassington aye, Stolarik aye, Kolk aye. Motion carried 7-0, closed session convened at 7:10 p.m.

b. Discussion and action to reconvene into Open Session.

Motion to go out of closed session and into open session made by Kolk, seconded by Stolarik. Roll call vote, Smith aye, Dietzel aye, Brost aye, Bloechel-Anderson aye, Brassington aye, Stolarik aye, Kolk aye. Motion carried 7-0. Open session convened at 8:09 p.m.

c. Discussion and action to make a recommendation to the Village Board regarding an Agreement to Undertake Development by and between the Village of McFarland and Ezra Properties, LLC (Ryan Quam) located at 4703 Terminal Drive.

Motion by Bloechl-Anderson, seconded by Brassington to recommend to the Village Board an agreement to undertake development by and between the Village of McFarland and Ezra Properties, LLC (Ryam Quam) located at 4703 Terminal Drive conditioned upon the following:

1. Removal of the requirement for the market analysis as part of Phase 1 agreement, however, we reserve the right to apply this requirement to future phases of development.
2. Removal of the requirement for the installation of public infrastructure as part of the Phase 1 agreement, however, we reserve the right to apply this requirement to future phases of development.

3. Final language changes as prepared and evaluated by the Village Attorney.
4. Final approval of utility plans to the satisfaction of the Village Engineer.
5. Final approval of the Fire and Rescue Department design elements to the satisfaction of the Fire and Rescue Chief.
6. Description of development as prepared by Village Administrator.

   Motion carried 7-0.

4. **SCHEDULE NEXT MEETING DATE**.
   a. Wednesday June 5, 2019 at 7:00 p.m., Stolarik indicated she would not be in attendance. Bloechl-Anderson indicated he had informed Village President Czebotar moving forward he would only serve on the Plan Commission; however, he will serve on CDA until a replacement is found.

6. ADJOURNMENT.

Kolk moved to adjourn, seconded by Dietzel. Motion carried. Meeting adjourned at 8:10 p.m.

Respectfully Submitted
Pauline Boness