Community Development Authority

MINUTES

September 2, 2020

Members Present: Ken Brost, Dan Kolk, Austen Conrad, Toni Stolarik, Jerry Dietzel Stephanie Brassington (joining at 7:05 p.m.)

Members Absent: Mike Flaherty

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

Brost called the CDA meeting to order at 7:03 pm.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

a. Review and possible approval of the July 1, 2020 Community Development Authority minutes.

Kolk moved to approve the July 1, 2020 Community Development Authority minutes. Dietzel seconded the motion. Motion carried 6-0.

5. BUSINESS

a. Discussion and action to make a recommendation to the Village Board regarding a Development Agreement for tax increment financing development incentives for improvements to property located at 5923 Exchange Street, TID #4, by Shaun O'Hearn.

Bremer reviewed the history of this proposal per the director's report, and the two-step process of a TID request. Bremer also reviewed the Developer's Agreement as provided in packets, he summarized the Developer's Agreement provides both the obligations to the applicant and the Village to the terms of the incentive. This agreement provides for $50,000.00 of TIF financing incentive to be provided upon completion of the improvements, meaning occupancy permits for the two – one bedroom apartments, completion of the sprinkler system, and, the property owner guarantees upon completion

Approved

of the project, the new assessed value of the property would be $527,800.00 as reflected in O'Hearn' s TIF application.

Kolk moved to recommend to the Village Board approval of the Developers Agreement for tax increment financing development incentives for improvements to property located at 5923 Exchange Street, TID #4, as requested by Shaun O'Hearn. Brassington seconded the motion. Motion carried 6-0.

b. Discussion regarding current and future Community Development Authority projects and initiatives.

TIF #3 -
Bremer reviewed with member's recent approvals and projects in the community including:

4604 Siggelkow Road - Ryan Quam's Waubesa Shores
4703 Terminal Drive - Ryan Quam's Ezra Properties
4313 Triangle Street – the property acquired by the Village, Larry Byler is not looking to move forward at this time with this parcel. The Village is not currently actively marketing the site. That could be changed based on any recommendation by the CDA. There is always the potential to combine this site with others. It is not the Villages intention to sell the site as is, the goal is to redevelop the area. Members concurred it would be best to pursue razing the building.

Bremer reviewed the planned land use map for the beltline-orientated district with members, and the redevelopment district plans. Bremer has had some conversations with hotel groups who are exploring the site, but nothing is firm at this time. Members discussed the access site and Dane County parking lot, which is used most frequently for ice fishing.

TIF #4 –
Bremer reviewed properties in TID #4 – The Village was not able to come to terms with neighboring properties to the site at 5411 Bashford Street. He is working with someone who may be bringing a concept plan for the site to the CDA. Nothing has been submitted to date.

The Village did close last week on the property located at 5817 Milwaukee Street. This is being looked at for potential public off street parking in the downtown area. The Village will be looking at potentially razing the property, but there is not an immediate need at this time. Bremer reviewed other properties in the TID #4 area with members including some, which are indicated as blighted, along with the newer developments, included in the area.

Bremer reviewed TID #5 with members, which includes the Atwater project on Farwell Street; the owners are still seeking tenants for Phase II, the commercial building of the project. The McFarland Liquor store which had an expansion and façade update, and there is a possible application being submitted by owners of Angelo's Restaurant for an

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expansion, along with a proposal from owners of the Maple Tree to expand their outdoor area. The Spartan Properties commercial building at 5610 U.S. Highway 51 is underway. Bremer also reviewed the property at Larson Beach Road/Taylor Road for an approximate 50 unit low-income housing apartment.

Bremer reviewed there could be possible discussion of changing the TIF policy manual by looking at increasing the amount of incentive which would be provided to a particular project if there were certain sustainability measures being taken, something more than just energy efficient windows and appliances. The second possible discussion would be whether to look at an additional type of funding for minority or woman owned businesses beyond what current limits allow within the policy manual. Looking from a social equity standpoint. These are ideas for possible future discussions.

8. SCHEDULE NEXT MEETING DATE.
   a. October 7, 2020 @ 7:00 p.m.

9. ADJOURNMENT.

Kolk moved to adjourn. Brassington seconded the motion. Motion carried. Meeting adjourned at 8:08 p.m.

Approved