

Community Development Authority

MINUTES

July 13, 2022

Members Present: Austen Conrad, Stephanie Brassington, Ken Brost, TJ Jerke

Members Absent: Dan Kolk, Jerry Dietzel

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

Brassington called the meeting to order at 7:00 pm.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and possible approval of the Community Development Authority draft minutes from the May 11, 2022 meeting.

Brost moved to approve the May 11, 2022 and May 23, 2022 Community Development Authority minutes. Brassington seconded the motion. Motion carried 4-0.

4. BUSINESS.

- a. Discussion and possible recommendation to the Village Board regarding the Tax Incremental Financing Agreement for Phase II of the Atwater Development located at 4719 Farwell Street, Tax Increment District #5.

Bremer reviewed the history of the development, and the request as submitted with members. A copy of the Development Agreement is provided in packets. Bremer reviewed the meetings held by the Village Board and Plan Commission along with their approval timelines with members, along with the incentive request as provided in packets. Brett Riemen and Brian Spanos indicated they are available to answer any questions the committee may have.

Brost moved to recommend to the Village Board the approval of the Tax Incremental Financing Agreement for Phase II of the Atwater Development located at 4719 Farwell Street, Tax Increment District #5. Brassington seconded the motion. Motion carried 4-0.

- b. Discussion regarding possible amendments to the Village's Tax Increment Financing Development Incentives Policy Manual and Application.

Bremer indicated this is the third version of possible amendments and included in packets is the draft with the changes from the second version to this one highlighted, prior changes however can be seen on the draft. Bremer reviewed the changes from the prior version of the manual, as requested from the CDA, with members. Members discussed the proposed changes and possible additions including: place making, applicants are not required to meet all of the aspirational objectives, rents and the affordable structure threshold. Bremer reviewed sections 4, 5 and 6 with members.

Bremer reviewed the TIF Application and changes as brought forward from previous meetings with members. Tonight's meeting was for review and not for any action. Bremer will be in contact with Brassington to coordinate a joint meeting with the Village Board for the final draft. This could be a regular CDA meeting or a special meeting.

- c. Discussion regarding the 2021 Annual Reports for Tax Increment Districts #3, #4, and #5

Bremer summarized there is a requirement in the state statute to submit an annual report to the Department of Revenue for each active TIF District, and to convene the Joint Review Board to review the reports. The Joint Review Board met earlier today, they reviewed and accepted the reports for TID'S #3, #4 and #5. The Villages financial auditors also have been reviewing the reports for many years. Bremer reviewed with members the reports as included in packets.

- d. Discussion regarding East Side Neighborhood Plan update.

Bremer indicated the Community & Economic Development Department will be holding two public involvement forums this month on July 14th and July 28th at 6:00pm. The first meeting will share feedback from the housing survey that was done and the east side plan. The second meeting on the 28th will be just pertaining to the Eastside Plan and future land use planning. Bremer summarized how the meetings will take place with brief presentations and then breakout sessions. These meetings will be held online only. There is a press release in the meeting packet for more information. Bremer encouraged members of the CDA to participate in the meeting. In response to a question, Bremer replied there were 787 responses to the housing survey. He will post a copy of the results to the project website when the survey results are ready.

- e. Discussion on transition of the Village's meeting format effective August 1, 2022.

Brassington reviewed there was an email which was sent out and effective August 1, 2022 meetings will be held in person in the Community Room.

7. SCHEDULE NEXT MEETING DATE.

- a. Wednesday June 8, 2022 at 7:00pm.

8. ADJOURNMENT.

Brassington moved to adjourn. Brost seconded the motion. Motion carried 4-0. Meeting adjourned at 7:42 p.m.