

Community Development Authority

MINUTES

February 8, 2023

Members Present: Dan Kolk, Ken Brost, TJ Jerke, Kristin Ellis, Benjamin Tanko, Anthony Hennes, Stephanie Brassington

Members Absent:

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

Jerke 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 January 11, 2023, meeting.

Brassington moved to approve the January 11, 2023, Community Development Authority minutes. Jerke seconded the motion. Motion carried 7-0.

4. BUSINESS.

- a. New member introductions and discussion regarding CDA Powers and Duties.

Bremer introduced new committee members Benjamin Tanko and Anthony Hennes along with reviewing the duties and function of the Community Development Authority as provided in packets. Bremer also reviewed upcoming projects the CDA will be involved in moving forward. Members discussed the roles and responsibilities along with future possibilities.

- b. Discussion regarding updating the Terminal and Triangle District Plan and creating a new Downtown Master Plan.

Bremer reviewed the history of the planned land use map from 2005 for the Terminal and Triangle District plan along with the history of the TIF districts for that area as included in packets. Bremer indicated he would consider including the areas along South Voges Road, properties along Terminal and Triangle streets, and properties around Brandt and McDaniel parks in the new neighborhood planning area. Bremer inquired of members if they were interested in extending the area further south of Siggelkow Road and reviewed options with members. Members discussed options and possible areas to include in an updated planning area. The Village is anticipating creating a new overlay TIF district within the Terminal – Triangle area. Bremer noted that the planning area for the neighborhood plan does not have to match the same area as a future overlay TIF district, the overlay TIF district might be a smaller area in order to comply with TIF requirements. Bremer explained the four common types of TIF districts with members. Bremer also summarized the state statutes of limitations for municipalities when creating a district, how you add all the assessed value at the time of creation, to that value you add the amount of increment in any other active TIF district and with those totals a community has to be equal to or less than 12% of the total municipal equalized value. Members discussed the borders of TIF #3, along with how you can include something in the neighborhood plan but do not have to include it in the TIF district.

The consensus was to include all the previous plan along with portions of Triangle that were previously left out, along with those on Terminal which were previously left out including extending down length of some of the commercial and residential areas near Brandt Park along Erling Avenue. Bremer explained the RFP process and how the Village likes to work with the consultant in the early stages so they have a sense of what it is we are looking for and they may provide some suggestions for fine tuning the proposed neighborhood planning area.

Bremer reviewed and summarized the downtown study area from the 1999 Village Master Plan, in 2008 the Village created TIF District #4, and in 2010 created redevelopment district #2 with maps as included in packets. Bremer would like to include everything in TID #4, but there are opportunities to widen the Master Plan area similar to the Terminal & Triangle District planning area. Bremer and members discussed potential boundaries for the downtown area along with properties to possibly include.

7. SCHEDULE NEXT MEETING DATE.

- a. Wednesday March 8, 2023, at 7:00pm.

8. ADJOURNMENT.

Brost moved to adjourn. Jerke seconded the motion. Motion carried 7-0. Meeting adjourned at 8:09 p.m.