

## **Community Development Authority**

### **MINUTES**

**August 9, 2023**

Members Present: Stephanie Brassington, Ken Brost, TJ Jerke, Dan Kolk, Kristin Ellis

Members Absent: Benjamin Tanko, Anthony Hennes

Staff Present: Andrew Bremer, Karen Knoll

#### **1. CALL TO ORDER**

Brassington called the meeting to order at 7:02 pm.

#### **2. PUBLIC APPEARANCES**

None

#### **3. APPROVAL OF MINUTES**

- a. Review and possible approval of the Community Development Authority draft minutes from the May 10, 2023, meeting.

Brassington moved to approve the May 10, 2023, Community Development Authority minutes. Brost seconded the motion. Motion carried 5-0.

#### **4. BUSINESS.**

- a. Discussion regarding the 2022 Annual Report for Tax Increment District #3.

Bremer summarized earlier this year the Joint Review Board met to review the required TID reports for the Department of Revenue which they are required to file. Bremer reviewed the TID #3 report as included in packets with CDA members.

This district reached its expenditure period as of August 9, 2022, so the Village cannot do any more capital improvement projects. The Village can still pay for existing debt, administrative and organizational costs. The TID is scheduled to close in 2027.

Bremer reviewed the highlights from the prior year. The Village will likely be creating an update to the land use plan which will create a new TID district overlay within the next twelve months.

- b. Discussion regarding the 2022 Annual Report for Tax Increment District #4.

Bremer reviewed the TID #4 report as included in packets with CDA members. Bremer also went over the highlights of the past year of this district. Members discussed the usage of TID's and its importance for facilitating redevelopment projects, and the Village's acquired properties and their current use as rentals.

c. Discussion regarding the 2022 Annual Report for Tax Increment District #5.

Bremer reviewed the annual report with members based on the information included in packets. This TID was created on December 11, 2017 as a Rehabilitation and Conservation District and is scheduled to expire in 2045. The largest increase in this district is due to the new Atwater mixed use development project.

d. Discussion and action to recommend to the Village Board a proposal from MSA Professional Services for Land Use Planning for Redevelopment District Plans No. 1 & 2.

Bremer reviewed the process to date of the proposal. Only one proposal was received from the RFP, but it is a solid proposal. Bremer advised who the members of the committee were who reviewed the proposal, along with changes they requested to be made to the proposal. Bremer discussed the public engagement opportunities along with going over the timeline and cost as indicated in the packet.

Brost moved to recommend approval to the Village Board the proposal from MSA Professional Services for Land Use Planning for Redevelopment District Plans No. 1 & 2. Motion seconded by Kolk. Motion carried 5-0.

e. Discussion regarding East Side Business Park planning and design.

Bremer summarized from information as included in packets, a development company has recently purchased 60 acres south of Siggelkow Road, property which is identified in the 2023 East Side Neighborhood Plan as part of a future east side business park. Bremer discussed the background of the company who purchased the property and what other communities they have worked in. This is in the beginning stages and no concept plans have been submitted. Members discussed development potential, if there were any possible tenants, the normal process for development of a business park along with roads and utilities for a new development.

7. SCHEDULE NEXT MEETING DATE.

a. Wednesday September 13, 2023, at 7:00pm.

8. ADJOURNMENT.

Brost moved to adjourn. Kolk seconded the motion. Motion carried 5-0. Meeting adjourned at 7:45 p.m.