

Community Development Authority

MINUTES

August 14, 2024

Members Present: Stephanie Brassington, Luke Fessler, Kurt Zimmerman, Anthony Hennes

Members Absent: Krystalynn Sabol, Benjamin Tanko, Elizabeth Yszenga

Staff Present: Andrew Bremer, Karen Knoll, Kong Thao

1. CALL TO ORDER

Brassington called the meeting to order at 7:01 pm.

2. PUBLIC APPEARANCES

There were no people in attendance, in-person or virtually, that spoke during the Public Appearances section.

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the Community Development Authority draft minutes from the July 10, 2024, meeting.

Brassington moved to approve the July 10, 2024, Community Development Authority minutes. Fessler seconded the motion. Motion carried 4-0.

4. BUSINESS.

- a. Discussion regarding creation of Tax Incremental Finance District #7.

Brassington provided opening comments on the agenda item and opened the floor for the public to speak on the agenda item. The following people provided public comments in opposition to the agenda items:

- Mike Tierney, 4534 Secret Garden Dr
- Meredith Hughey, 5003 Wildrye Ct
- Garret Nauta, 4639 Catalina Pkwy
- Matthew Gray, 4710 Catalina Pkwy
- Kelsey Annen, 4509 Red Barn Run
- Ken Boyd, 3457 Siggelkow Rd
- John Kosobucki, 4414 Catalina Pkwy
- Kathy Annen, 5011 Falling Leaves Ln

The following list summarizes the topics and themes from those who spoke in opposition to the agenda item:

- Dane County landfill
- Reference previous lack of growth identified in Village Plans
- Traffic and safety concerns related to increased semi-truck activity.
- Road infrastructure not fit for truck turn radius
- Concerns with taking proceedings on road improvements to Siggelkow Road
- GPS errors directing truck drives to a residential area
- Boundary of TID which include City of Madison
- Change in quality of life
- Inconsistencies with planning process for East Side Growth Plan regarding land use
- The proposed project by Interstate Partners
- Communication with City of Madison on road construction.
- The outcome of the creation of TID# #7 altering the character of the community.
- Park planning and amenities
- Noise mitigation efforts.
- Not opposed to TID #7 but opposed to the potential client – Interstate Partners.

Andy Kurtz, Planning and Community Development Director from Vierbicher Associates, Inc., spoke in support of the creation of TID #7. Kurtz commented on the details and procedural approach which Village Staff were correctly following, citing Wisconsin State Statutes and Department of Revenue guidelines for the development of TIFs. Kurtz cited the benefits of TIFs and procedural policies municipalities must follow regarding TIFs.

Brassington read off the names and comments of virtual attendees who submitted their opposition to the agenda item through the Zoom meeting's Q&A function. There were no recorded comments in the Zoom meeting's Q&A in support of the agenda item. None of the people attending online requested to speak. The names are as follows:

- Alison Eng, 6126 Arrowpoint Way
- Dee Huges, 5508 Bremer Rd
- Kavita and Nick Deckard, 6213 Canyon Parkway
- Brad and Heather Wedan, 6207 Canyon Parkway
- Susan Tierney, 4534 Secret Garden Drive
- Steven Wiesner and Kelsey Annen, 4509 Red Barn Run
- Ricardo Maldonado, 4523 Red Barn Run
- Blaire Adkins, 4731 Ice Pond Dr
- Angie Kunze, 5315 Valley Dr
- Ian and Jolene Catterall, 6225 Canyon Pkwy
- Katie Wagner, 6051 Linden Parkway
- Bruce and Lynette Pauls, 6230 Renee Court

Bremer provided summary on the agenda item, highlighting the intent of the TIF, financial projections, eligible expenses, and the lifetime of the TIF.

Brassington opened discussion for CDA members to comment on the agenda item. Discussion by the CDA members included:

- Clarification on TID boundaries
- Clarification on eligible expenses such as a traffic study and roadway reconstruction prior to creation of the TID
- Clarification on tables presented
- The members that make up the Joint Review Board
- Ongoing conversations with Madison and roadway connections.
- Land use classifications in the East Side Plan and compatible uses.

Brassington asked Bremer the situation in which the Village took a pause to the development of TIF and reevaluate the areas land uses. Brassington referenced some of the comments given by the public and about the potential client. Brassington commented that some speakers were not opposed to the TIF, just the client. Brassington referenced a written letter regarding a previously proposed gas station project on Siggelkow Road that did not go through, mentioning the proximity and emissions from the site. Fessler and Hennes spoke in support of Brassington to pause planning on TIF #7 based on the public's feedback.

5. SCHEDULE NEXT MEETING DATE

- a. Wednesday September 11, 2024 at 7:00 P.M. (regular meeting)

6. ADJOURNMENT

Brassington moved to adjourn. Hennes seconded the motion. Motion carried 4-0. Meeting adjourned at 8:55 p.m.