

AGENDA
CITY OF MONONA
COMMUNITY DEVELOPMENT AUTHORITY
Monona City Hall – Conference Room
5211 Schluter Road, Monona, WI
Tuesday June 26, 2018
6:30 pm

1. Call to Order
2. Roll Call
3. Approval of CDA Meeting Minutes of May 22, 2018
4. Appearances
5. Old Business
6. New Business
 - A. Convene in Closed Session Pursuant to Wisconsin Statute Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (6418 Bridge Road).
 - B. Reconvene in Open Session under Wisconsin Statute Section 19.85(2).
 - C. Action on Matters Arising out of Closed Session.
7. Update on Existing and Proposed Developments
 - A. Staff Report on Development Projects and Applications.
 - B. CDA Questions and Requests for Information Concerning Development Projects.
8. Upcoming CDA Meetings – No July Meeting, August 28, 2018
9. Adjournment

Note: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608) 222-2525 (not a TDD telephone number), FAX (608) 222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business. It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice.

Minutes
Community Development Authority
May 22, 2018

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:30 pm.

Present: Chair Tom Stolper, Ald. Andrew Kitslaar, Mr. Andrew Homburg, Alder Doug Wood, Mr. Jeff Staver, Mr. Scott Kelly, Mr. Dave Lombardo

Also Present: Mayor Mary O'Connor, City Planner & Economic Development Director Sonja Kruesel, City Administrator April Little, and Attorney Bill Cole

MINUTES

A motion by Alder Kitslaar, seconded by Alder Wood, to approve the open session minutes of the March 27, 2018 meeting carried with no corrections.

A motion by Mr. Homburg, seconded by Alder Kitstlaar, to approve the closed session minutes of the March 27, 2018 meeting carried with no corrections.

APPEARANCES

There were no appearances.

OLD BUSINESS

- A. Discussion of Renew Monona Program with Consultant Gary Becker, Including Presentation by Erik Longren of Project Home.

Gary Becker, CDA Consultant, introduced Erik Longren of Project Home. The CDA had requested more information on a potential partnership with Project Home for administration of the Renew Monona program, or ways to leverage the benefits that Project Home offers. Longren explained various programs they run including a home weatherization program for low-income households. They also have a private for-profit arm; they use the revenues from this program to fund other low-income programs based on household incomes. They could assist Monona with administration, especially for income verification, but it would be expensive to add a third party. They could also serve as a partner to which we could refer people (for additional funding or contractor opportunities).

Gary Becker reviewed a memo regarding a potential down payment assistance component of the Renew Monona program. The CDA discussed and generally preferred asset improvement (like our current program) rather than down payment assistance.

NEW BUSINESS

- A. Convene in closed session pursuant to Wisconsin Statute Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Amendment #2 to the Development Agreement with Yahara Riverfront Development, LLC, et. Al., and Development Agreement with West Broadway Hotel Associates, LLC, both of which pertain to the Monona Riverfront Redevelopment Project and 6418 Bridge Road); and Wisconsin Statute Section 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Four Lakes Yacht Club, Inc. v. City of Monona, et. Al.).

A motion was made by Mr. Kelly, seconded by Mr. Homburg, to convene in closed session. The motion carried unanimously on a roll call vote.

- B. Reconvene in Open Session under Wisconsin Statute Section 19.85(2).

A motion was made by Alder Wood, seconded by Alder Kitslaar to reconvene in open session. The motion carried.

- C. Discussion and Possible Action Regarding Amendment #2 to the Development Agreement with Yahara Riverfront Development, LLC, et. Al.

A motion was made by Alder Wood, seconded by Mr. Lombardo, to approve Amendment #2 to the Development Agreement with Yahara Riverfront Development LLC, et. Al. The motion carried.

- D. Discussion and Possible Action Regarding a Development Agreement with West Broadway Hotel Associates, LLC.

A motion was made by Alder Wood, seconded by Mr. Homburg, to approve a development agreement with West Broadway Hotel Associates, LLC including an amendment to paragraph 1 of "Exhibit F" that the Phase 2 infrastructure language match the Galway Agreement language, defining the development parcel as the Phase 3 parcel, and with paragraphs 3 and 4 amended for a completion deadline consistent with direction provided in closed session. The motion carried.

- E. Authorization of New Construction within Redevelopment Area #9 – Revised General Development Plan for Yahara Commons and a Precise Implementation Plan for Phase III to construct a 92-Room Hotel.

A motion was made by Alder Kitslaar, seconded by Mr. Kelly, to authorize new construction within redevelopment area #9 for a revised GDP for Yahara Commons and a Phase III PIP for a 92-room Hotel. The motion carried.

REPORTS OF STAFF AND CDA MEMBERS

Community Development Authority Minutes
May 22, 2018
Draft Minutes Subject to Approval

The next meeting is June 26, 2018.

ADJOURNMENT

A motion was made by Alder Wood, seconded by Mr. Kelly to adjourn. The motion carried. (9:11 pm)

Respectfully submitted by: Sonja Kruesel,
City Planner & Economic Development Director

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