

**Minutes
Community Development Authority
February 22, 2022**

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:33 pm.

Present: Chair Tom Stolper, Alder Jennifer Kuhr, Mr. Scott Kelly, Mr. Andrew Homburg, and Mr. Dave Lombardo.

Excused: Alder Doug Wood

Also Present: City Administrator Bryan Gadow, City Planner Doug Plowman, City Attorney Bill Cole, Mayor Mary O' Connor, Nat Helbach, and C.J. Fermanich.

MINUTES

A motion by Ms. Kuhr, seconded by Mr. Kelly, to approve the minutes of the February 22, 2022, meeting carried.

APPEARANCES

There were no appearances.

OLD BUSINESS

- A. Continued Review, Discussion, and Possible Action (if necessary) on Development Proposal and Tax Increment Finance Request for 4711-4601 Monona Drive (The Neutral Project).

Mr. Helbach provided a presentation with an overview of the prior review from the Plan Commission and modifications to their TIF request. He noted that the project would have minimum setbacks of 14 ft to add green area around the site for the neighborhood, and noted the addition of seven townhomes that face Gordon Avenue to transition from the higher density on Monona Drive to the single family neighborhood to the west. He also noted the addition of a second exit on Springhaven and addition underground parking throughout the site to meet parking code requirements. Lastly, he noted that addition of green roofs on the building corners.

Mr. Helbach then discussed the TIF request, indicating that McGann Construction had provided rough construction numbers for the hard construction costs in their TIF proforma. He described a mill-rate based calculation of a \$2,599,931 TIF request with a pay-as-you-go option.

Chair Stolper asked about the gross vs present value figures, noting that \$2.5 million was a present value figure. Administrator Gadow asked about the status of property ownership of the parcels required for the development project. Mr. Helbach stated that

they have sent out Letters of Intent with the various property owners. Administrator Gadow noted that the City would need to see evidence of property ownership before any formal TIF agreement could be finalized. Mr. Homburg asked about the additional underground parking stalls. Mr. Helbach noted that they were needed to meet the parking code. Mr. Kelly noted the need to establish a minimum assessed value for the project that the developer would be responsible for if TIF was to be provided.

- B. Convene into Closed Session Pursuant to Wisconsin State Statute 19.85(1)(e) (6501 Bridge Road Project).

Motion by Mr. Homburg, second by Mr. Kelly, to convene into closed session. On a roll call vote, all members voted aye to convene into Closed Session at 6:59 pm.

- C. Reconvene into Open Session under Wisconsin State Statute 19.85(2).

Motion by Ms. Kuhr, seconded by Mr. Homburg, to reconvene into open session. Motion carried. The CDA reconvened into open session at 7:40pm.

- D. Discussion and Possible Action on Items Arising from Closed Session (4711-4601 Monona Drive).

No further action was taken.

- E. Discussion and Possible Action on Renew Monona Loan Program Policy Amendments related to First Generation Homebuyers.

Ms. Kuhr provided an overview to some potential policy language pertaining to First Generation homebuyers that she would like considered by the CDA. She noted the challenges that First Generation homebuyers have getting into the market, and the potential for \$40,000 in assistance (per applicant) with an additional \$10,000 investment from the applicant. She also noted the potential to tie support to completion of a homebuyer education course through University of Wisconsin-Extension. CDA members asked staff to spend some time drafting additional policy language for further consideration.

REPORTS OF STAFF AND CDA MEMBERS

City Planner Plowman provided an update on the Monona Garden project, the Village Lanes redevelopment project, and the South Towne Office project.

UPCOMING CDA MEETINGS

The next meeting will be Tuesday, March 22, 2022, at 6:30pm.

ADJOURNMENT

Community Development Authority Minutes -
February 22, 2022

A motion was made by Mr. Homburg, seconded by Ms. Kuhr to adjourn. The motion carried.
(7:55 pm)