

## COMMUNITY DEVELOPMENT AUTHORITY MEETING

February 4, 2020

Blaska called the meeting to order at 6:00 pm and confirmed that appropriate notice was given.

**Members Present:** Ald. Blaska, Nold, Vande Zande and Kowieski  
**Members Excused:** Kozinski, Manke and Carlson  
**Staff Present:** Duffy, Gallo, Kitsembel and Wallace  
**Others Present:** Aids. Rosek and Shaw

**Comments from audience:** None.

**Review CDA Mission:** Blaska read the CDA mission statement.

**Minutes of October 15, 2019:** Motion by Kowieski to approve the October 15, 2019 minutes as presented; second by Nold. Motion carried 4-0.

### New Business:

**Discussion/Action: Berkshire HUD Amendment to Restrictive Covenants:** Duffy stated when the Berkshire was built, it was built as a housing tax credit project. The entity that was the investor is now done with this investment. General Capitol is taking ownership and refinancing the note. In 2004 the CDA lent its name for tax exempt financing purposes. In order for their HUD refinancing, they need the CDA to approve the amendment to the restrictive covenants. This does not encumber the City or the CDA in any way. Attorney Riffle has reviewed this, and staff recommends approval.

Motion by Nold to approve the HUD Amendment to the Restrictive Covenants and authorize the CDA Chairperson to sign and execute the necessary documents; second by Vande Zande. Motion carried 4-0.

**Discussion/Action Business Loan – CoCo's Seafood and SteakHouse:** Duffy stated CoCo's is anticipating opening at 151 St. Paul St. He stated they are making interior improvements to the space that they have purchased. They have supplied a business plan. Staff has reviewed the business plan with First Bank and recommends approval. The applicant anticipates opening at the end of February.

Motion by Kowieski to approve the Downtown Business Development Loan for CoCo's Seafood and SteakHouse located at 151 St. Paul Street; second by Vande Zande. Motion carried 4-0.

**Discussion/Action: E. WI Avenue Site Design RFP:** Duffy stated the CDA was authorized by Council to move forward with an RFP to get ideas and concepts for the E. Wisconsin Avenue area consistent with what Planning staff put together related to design guidelines. We received 5 different proposals. Duffy referred to the spreadsheet in the packet. This exceeds what was in the CDA budget. Duffy stated he doesn't know if there is Council support. He stated he brought this forward to CDA to see what the next steps the Members are interested in pursuing. Whether that's additional discussion with Council or a wait and see approach. Members discussed the area, the RFP's and the next step. The Members all agreed on reviewing and evaluating the RFP's and then sending certain questions to the top few. Duffy stated he will email the RFP's to the Members. No action was taken.

### Old Business:

**Discussion/Update – Downtown Oconomowoc:** Duffy reported North 48 is anticipating opening in March in the Mann Building. Gordy's had their grand opening this past weekend and Cornerstone will be doing the bar shift to the new space, and the restaurant will be closed. They will be reopening entirely in April/May.

**Discussion/Update: Olympia Area Update:** Duffy reported that the Committee-of-the-Whole met on January 21, 2020 which Wangard came in and talked about their trial and tribulations at Olympia. He stated from the City's perspective we are waiting on the developer's projections from a development perspective. Staff will need to look at their final development proposal, public infrastructure costs necessary to bring public utilities, public roadway to that area and to evaluate on a TIF request. Staff will need to look at the cost benefit related to infrastructure investment and overall development potential. Duffy stated that Wangard has attempted multiple times to make offers to Magna LLC. He said the 11-acre piece is critical. It is right off the extension of Pabst Road where the entrance and infrastructure need to go through. This will continue to be evaluated.

**Comments from CDA Members:** Blaska asked about downtown parking. Duffy stated this is a continued conversation. He shared a spreadsheet comparing the City parking with other communities. He stated we are comparable. Duffy stated staff and Council continue to have conversation. Nold stated he enjoyed working with everybody and thanked them for their time. Members thanked him for his time.

Motion by Nold to adjourn; second by Kowieski. Motion carried 4-0. The meeting adjourned at 6:30 PM.

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Tina Wallace, Deputy City Clerk