

COMMUNITY DEVELOPMENT AUTHORITY MEETING

May 31, 2022

Blaska called the meeting to order at 5:02 pm and confirmed that appropriate notice was given.

Members Present: Carter, Manke, Blaska and Mayor Magnus
Members Excused: Carlson, Moomey and Ald. Kowieski
Staff Present: Duffy, Ald. Aultman-Kloth and Wallace

Comments from audience: None.

Review CDA Mission: None.

Minutes of May 17, 2022: Motion by Manke to approve the May 17, 2022 minutes as presented; second by Carter. Motion carried 4-0.

New Business:

Discussion/Review: Blight Analysis & Draft Redevelopment Plan for N. Main Street Area: Duffy reported Council approved a Resolution authorizing the CDA to begin the process of blight determination and redevelopment plan creation. He stated the first step is to review the blight determination & redevelopment plan. The determination summarizes the findings and conditions, identifies the redevelopment boundaries of an area and conclusion. He stated 83% of the property within the redevelopment boundary meets the definition of blight. Currently several of the commercial spaces cannot be leased due to unsafe electrical systems. This was based on a letter from the insurance company saying they will no longer insure the buildings based on the electrical conditions. The alley way is part of the blighted area. The Village Green parcel is not part of the blighted area. Duffy stated that conditions exist in the identified area to justify a finding of blight elimination for the purpose of carrying out a plan of redevelopment. He stated he has started the Comprehensive Plan of Redevelopment. This will go to Council for consideration on June 7, 2022. Staff is working with the developer's and engineers to create a narrative and an illustration of public improvements. Members discussed where the crosswalk will move to. Duffy stated the next step is finalizing the Redevelopment Plan and bringing it back to the CDA with a public hearing before the CDA on June 21st. Magnus stated this could fall back depending upon Council. Duffy stated if Council doesn't approve, then the area won't be blighted.

Consider/act on CDA Resolution 22-R3043CDA Establishing the Boundary of the N. Main Street Redevelopment Project Area and Need For Blight Elimination: Motion by Magnus to approve the CDA Resolution establishing the boundary of the N. Main St. redevelopment project area and need for blight elimination; second by Manke. Motion carried 4-0.

Consider/act on Setting Public Hearing for North Main Street Redevelopment Area and Plan for June 21, 2022 at 5pm: Duffy stated this is to direct staff to send letters to the property owners and set the public hearing date and time. He stated a copy of the public hearing notice is in the packet. The notice will be published June 9th and 16th. Carter suggested the City negotiate where maintenance fees are mandatory and cannot be waived for all condo units and a permanent City seat on the Condo Board. Magnus stated these are good key points. He asked Duffy to give these suggestions to Riffle to incorporate in the agreement. Members discussed bathroom and warming house maintenance, responsibility of parking easement and building height. Members asked for statistics of who is moving into the apartments.

Motion by Carter to set the Public Hearing for North Main Street Redevelopment Area and Plan for June 21, 2022 at 5 PM; second by Manke. Motion carried 4-0.

Old Business:

Discussion/Action: E. Wisconsin Design Overlay District Update: Duffy reported that at the last meeting there was discussion on what were some of the outcomes the CDA was looking for. He stated in the packet is a copy of the RFP document. He reached out to UWM Community Design Solutions to meet with that Professor and that group on June 13th to discuss the opportunity for the project to be pursued by students or class. He will report back. Manke suggested reaching out to the high school.

Discussion/Action: City Façade Programs Overview: Duffy stated there currently are 3 different Façade programs available. The programs are: Downtown Façade Grant Program, Downtown Major Façade Program and Downtown Major Façade Loan Program. He explained each program. He stated because of our Business Loan program with Bank Five Nine, Ixonia Bank approached the City asking how they can help. Staff discussed with both banks. Duffy stated Ixonia Bank provides the Downtown Major Façade Loan Program with a low interest rate on larger façade projects. Members discussed promoting more in other areas and to the East.

Comments from CDA Members: None.

Motion by Magnus to adjourn; second by Manke. Motion carried 4-0. The meeting adjourned at 5:56 PM.

Tina Wallace, Deputy City Clerk