

**COMMUNITY DEVELOPMENT AUTHORITY MEETING**

July 14, 2020

Blaska called the meeting to order at 4:05 pm and confirmed that appropriate notice was given.

**Members Present:** Chairman Blaska, Mayor Magnus, Vande Zande, Kozinski (via Webex), Manke (via phone) and Ald. Zapfel

**Members Excused:** Carlson

**Staff Present:** Duffy and Wallace

**Comments from others:** None.

**Minutes of June 1, 2020:** Motion by Vande Zande to approve the June 1, 2020 minutes as presented; second by Zapfel. Motion carried 6-0.

**New Business:**

**a. Discussion/Action Downtown Business Loan – Good Company – 130 E. Wisconsin Ave:** Duffy stated the applicant is looking to occupy the rear of the building at 130 E. Wisconsin Ave. This is the former May Garden Center building. The building will be split in two to accommodate three different tenants. The applicant stated this is a design studio with activities and events. A garage door will be added in the back along with a kitchen. Staff has reviewed the business plan with Bank Five Nine and recommends approval.

Motion by Vande Zande to approve the Downtown Business Development Loan for In Good Company at 130 E. Wisconsin Ave; second by Zapfel. Motion carried 6-0.

**b. Discussion/Action Downtown Business Loan – MoJo Franklin – 530 Franklin St.:** Duffy stated the applicant of 530 Franklin Street reached out to the bank as a neighborhood revitalization initiative. The building was purchased on July 9, 2020 and is a multi-tenant/commercial and residential building. The building has been in disrepair for many years. The funds will be used to directly fund exterior improvements on the building. Staff has reviewed the business plan with Bank Five Nine and recommends approval.

Motion by Zapfel to approve the Downtown Business Development Loan for MoJo Franklin at 530 Franklin St.; second by Magnus. Motion carried 6-0.

**c. Discussion/Action Downtown Business Loan – SteelHead Aleworks – Fire Sys – 1225 Robruck Dr.:** Duffy reported on both Items c & d. He stated the owner has been asked to upgrade the fire suppression system for the existing tenant. This is a need for the building because they have multiple tenants. The applicant requested a secondary loan for expansion of the business to the west. Staff has reviewed the business plan with Bank Five Nine and recommends approval.

Motion by Zapfel to approve the Downtown Business Development Loan for the interior Fire Suppression and alarm system at Steelhead Aleworks at 1225 Robruck Dr; second by Vande Zande. Motion carried 6-0.

**d. Discussion/Action Downtown Business Loan – SteelHead Aleworks -Expansion – 1225 Robruck Dr.:**

Motion by Magnus to approve the Downtown Business Development Loan for the build out and expansion for Steelhead Aleworks at 1225 Robruck Dr; second by Zapfel. Motion carried 6-0.

**Old Business:**

**Discussion: Development Updates:** Duffy reported Fray Boutique will be moving to the May Garden Center building. Unfortunately, we have closures of Ben Franklin and Tobins. He stated the City was contacted by Sandy Creek. They are doing some surveying work and are including City parcels too. Staff continues to have conversations with Olympia Fields. Duffy stated last month Council did authorize staff to get an appraisal for a parcel that is owned by Park studio, LLC, which is controlled by the Baysari Family trust. Staff just received the appraisal and Attorney Riffle is submitting the information to Park Studio, which is required as part of the process to pursue the property as part of the condemnation process. Duffy stated he will keep everyone posted.

**Comments from CDA Members:** Magnus thanked Vande Zande for his service on the CDA Committee. He is looking for a new member to take his place. He is working on hiring a new City Administrator. He has looked at multiple CDA's from different communities and there are a lot of opportunities for the CDA to grow and serve the community even more. It is a governing body at the will of City Council. Staff will have to see which direction Council would like to go.

Motion by Vande Zande to adjourn; second by Zapfel. Motion carried 6-0. The meeting adjourned at 4:25 PM.

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Tina Wallace, Deputy City Clerk