

**COMMUNITY DEVELOPMENT AUTHORITY MEETING**

October 27, 2020

Blaska called the meeting to order at 3:00 pm and confirmed that appropriate notice was given.

**Members Present:** Blaska, Ald. Zapfel, Moomey, Manke, Mayor Magnus  
**Member Virtual Attendee:** Kozinski  
**Members Excused:** Carlson  
**Others Present:** Duffy and Ald. Kowieski (virtual)

Chair Blaska allowed the opportunity for member introductions since Member Moomey has been added since our last meeting. All welcomed him to the CDA.

**Review of CDA Mission:**

Chair Blaska highlighted our focus elements outlined on the agenda under item 3 C 1 -5, which our pertinent items to today's discussion.

**Approval of July 14, 2020 Meeting Minutes:** Motion by Zapfel to approve the minutes of the July 14, 2020 meeting; second by Manke. Motion carried 6-0.

**New Business:**

**Discussion/Review: Blight Analysis & Draft Redevelopment Plan for Olympia Fields Area:** Duffy presented information on the State Statute definition of blight, the CDA & City Council Roles for redevelopment areas. An individual parcel analysis for the 11 parcels encompassing Olympia Fields was provided related to blighting influences. Based on the Staff report and analysis 88% of the area is blighted and in need of blight elimination and urban renewal projects. Duffy also presented the draft Comprehensive Redevelopment Plan that outlines the infrastructure, lands necessary to be acquired, and forecasted development proposed for the Olympia Fields area.

**Consider/Act on CDA Resolution Establishing the Boundary of Olympia Fields Redevelopment Project Area:** CDA Member questions were raised about particular parcels that may not be blighted and are included in the area. Duffy Shared that conversations have been had with the property owners and they are aware about inclusion, with the exception of the Baysari trust, as there has been no return communication from that group. CDA members also wanted to ensure that the high quality architectural and aesthetics presented are met by the developer. Motion by Kozinski to approve the Resolution and for Staff to also add clause: recommending to the City Council that the CDA wants requirements incorporated to ensure the presented high quality architectural & aesthetic standards are constructed for the Olympia Fields Project; Second by Manke. Roll Call Vote, Motion carried 6-0.

**Consider/Act on Setting Public Hearing for Olympia Fields Redevelopment Area and Plan:** Based on the established time line a public hearing needs to be set and notices sent to property owners. Motion by Zapfel to set the Olympia Fields public hearing for November 19<sup>th</sup> at 5:30pm in the Council Chambers at City Hall; Second by Manke. Motion carried 6 – 0.

**Update on Development Areas:**

**Discussion: Business & Development Updates:** Duffy shared that the Collins Street parking lot is planned to be completed by the end of November. Ginger Bakery & Coffee Roasters has opened in Fowler Lake Village. A Photography Studio will be occupying the space vacated by Fray, who expanded at 132 E. Wisconsin Avenue.

**Comments from CDA Members:** Since a meeting will be needed to finalize the Redevelopment plan, consensus was reached to meet on December 8<sup>th</sup> at 3pm.

Motion by Zapfel to adjourn; second by Magnus. Motion carried 6-0. The meeting adjourned at 4:01 PM.



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Robert Duffy, CDA Executive Director