

COMMUNITY DEVELOPMENT AUTHORITY MEETING

November 19, 2020

Blaska called the meeting to order at 5:30 pm and confirmed that appropriate notice was given.

Members Present: Mayor Magnus

Member Virtual Attendee: Blaska, Manke, Moomey, Kozinski, Ald. Zapfel

Members Excused: Carlson

Others Present: Duffy (virtual), City Administrator Trebatoski, Dean Fredricks, Steven Fleming (virtual), Yvonne McGavock (virtual) and Matt Moroney (virtual)

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.

Public Hearing: Duffy stated this is a Public Hearing for the Proposed Redevelopment Area & Project Plan for Olympia Fields pursuant to 66.1333 Wisconsin Statutes, Blighted Area Law. This has been officially noticed and individual letters were sent to the 11 property owners related to it. Duffy presented a Power Point outlining the process and the next steps that will have to be taken to go ahead with the Proposed Redevelopment Area & Project Plan for Olympia Fields. Duffy explained what a "Redevelopment Plan" is. The discussed project area follows the Strategic Plan of the City. Duffy presented the plan objectives and existing conditions. Maps were shown of the existing land use and zoning. A spreadsheet explained the existing property conditions. Maps of the redevelopment area overview, the proposed redevelopment, roadway, sanitary sewer, water main and storm sewer improvements were shared in the power point. Duffy explained there is 11.8 acres of property that is critical for the city to obtain. Appraisal has been done but no responses have been received. Duffy shared the redevelopment vision of Olympia Fields and the investment potential. Three letters were received by the board and read by Duffy for the record, and the senders were able to address the body. First letter was from Steven Fleming. Joe Fellows addressed the CDA for him. The main interest for them is they would like more information on the aesthetics of the pond. The next letter read in was from Wangard. Matt Moroney on behalf of Wangard thanked everyone for their time and wanted everyone to know they share a desire to have a good quality development. There is still uncertainty of the pond and road location. Once we have final engineering reports, they will be able to address the concerns and try to work through for the final design. The last letter was from Dennis Bieschke, President of the VOA Board of Directors. Yvonne McGavock was online and wanted to offer their support and wants to continue to see it get developed. Duffy asked if anyone else had anything to add either in Council Chambers or Online. Duffy closed the public hearing.

Approval of October 27, 2020 Meeting Minutes: Motion by Kozinski to approve the minutes of the October 27, 2020 meeting; second by Zapfel. Motion carried 6-0.

New Business:

Discussion/Action: Resolution Approving Redevelopment Plan for Olympia Fields Redevelopment Area: Duffy stated there is a Resolution before the board related to the Redevelopment Plan for Olympia Fields. The Public Hearing was held this evening where we received comment. We would like to send it on to City Council for approval. The board can now deliberate the plan from the comments at the Public Hearing and any other comments they would like to see. Ultimately this resolution recommends that the city council refer the plan back to the CDA for an ultimate certification and that certification of the plan becomes the document in which the city can continue to pursue not only tax incremental financing but also the potential for acquiring the 11.8 acre parcel. Manke asked what exact portion of their property is the parcel and the DOT is dictating how much we are needing. Does have a concern with them giving up their property. Magnus stated Wangard is willing to work with Fleming's to come up with the best outcome. Moomey wanted to see a map from page 28 of the CDA packet. Wondering how much parking they will lose. Zapfel asked that to video be shared on the YouTube Channel. Discussion on the easement and parking stall loss. Further comments were made by Fleming's group. Not sure what the impact of parking will be, but they are not worried about the pond blocking their view. They are more concerned with what it will look like, is it going to be maintained properly. They don't want it to be a weed structure. They also want the road to pull people to the front of the shopping center. Magnus says it will depend what the DOT will allow us to do. We will not get any information from the DOT until they can go to final engineering. We are unable to do that until we approve the resolution. Motion by Magnus to recommend the Resolution No. 20-R2897CDA that Approves the Redevelopment Plan for Olympia Fields to the council and forwarding it on for their consideration; Second by Zapfel. Roll Call Vote, Motion carried 6-0. Magnus will personally look into this in greater detail and try to foster a mutual agreement.

Discussion: Business & Development Updates: Duffy shared that the Collins Street parking lot striping started today and Magus stated it will be open first of next week, just waiting on light fixtures.

Comments from CDA Members: None

Motion by Zapfel to adjourn; second by Kozinsik. Motion carried 6-0. The meeting adjourned at 6:39 PM.



Jennifer Clayton, Recording Secretary