

COMMUNITY DEVELOPMENT AUTHORITY MEETING

December 8, 2020

Blaska called the virtual meeting to order at 4:00 pm and confirmed that appropriate notice was given.

Members Present (virtual): Manke, Moomey, Kozinski, Chairman Blaska, Mayor Magnus and Ald. Zapfel
Members Excused: Carlson
Staff Present: Duffy, Trebatoski (virtual) and Wallace

Comments from audience: None.

Minutes of November 19, 2020: Motion by Zapfel to approve the November 19, 2020 minutes as presented; second by Kozinski. Motion carried 6-0.

New Business:

Discussion/Action: Resolution 20-RCDA2900 Certifying the Redevelopment Plan for Olympia Fields Redevelopment Area: Blaska stated in the packet was a Memorandum from Duffy stating the background of what the CDA has been doing since November of 2020. She read into the record. Duffy stated this lays out the process. He stated as the memo states by statute the final step in the process in accordance with the redevelopment planning statute is the CDA needs to certify the plan. That gives staff the authorization to continue to work towards pursuing redevelopment opportunities within these boundaries and the plans set forward.

Motion by Magnus to approve Resolution 20-RCDA2900 certifying the redevelopment plan for Olympia Fields redevelopment area; second by Zapfel. Motion carried 6-0.

Magnus stated Moomey and himself met with the Fleming's and the Fellow's last week. They walked the property to get a better understanding and get a better handle of some of the things they voiced at an earlier meeting. He stated we are trying to find ways to meet some of their goals and needs within the boundaries of what we can do at the roundabout area and at the retention pond. Moomey stated that he walked the property with Fleming Group and their discussion points were very similar to what they addressed in their letter. They had concerns about the entry drive off Hwy 67 going away from their property and taking some line of sight away. He agreed with some of it that there might be opportunity for us to look at re-segmenting or moving some of the retention pond area or redrawing some of the lines. The DOT will be the big driver of what we have to work with. He is looking to appease them. Magnus stated he is trying to set up a meeting on December 14th with Fleming and the developer to go through the areas with the engineers and consultants to come up with a good resolution.

Discussion/Action: Oconomowoc Business Loan – Mullen's Dairy Bar – 120 E. Wisconsin Ave: Duffy stated Mullens Dairy Bar is looking to occupy the rear space where Tricia Troop's use to be and modifying the building to add a walkup window for a second location for Mullens. Their loan request is \$25,000 at 1% with a 5-year payoff. Their business plan is to be opened from Memorial Day to Labor Day unless they find a demand in the winter to continue to operate year-round. Staff has reviewed the business plan with Bank Five Nine and recommends approval. Moomey asked what our historical practice is on giving business loans to local entities. Duffy gave an overview on the Business Loan Pool. Members discussed extending the loan pool to Olympia. Duffy stated extending the loan pool further out is a policy conversation we could have with Council if Bank Five Nine is comfortable in doing so.

Motion by Kozinski to approve the Downtown Business Development Loan for Mullen's Dairy Bar located at 120 E. Wisconsin Ave; second by Manke. Motion carried 6-0.

Comments from CDA Members: Duffy stated the Collins Street parking lot has been completed. He stated a new entity bought a building on Summit Avenue as a home décor store. Duffy stated this Thursday, the City Administrator, the Mayor and himself have a conference call with the owners of Whitman Park to talk about the available space and the Loan Pool Program. Mayor Magnus stated he looks forward to meeting everyone in person.

Motion by Manke to adjourn; second by Kozinski. Motion carried 6-0. The meeting adjourned at 3:32 PM.

Tina Wallace, Deputy City Clerk