

COMMUNITY DEVELOPMENT AUTHORITY
March 15, 2016

CDA20160315-1
UNAPPROVED

A regular meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Tuesday, March 15, 2016 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Mayor Kip Kinzel at 7:00 p.m.

Roll Call: Present - Mayor Kip Kinzel, Council Member Mitch Regenfuss, Eric Stelter (arrived 8:05 p.m.), Dale Lythjohan, Andy Dettro, Eric Arvold, Joe Kassander

Also Present - City Administrator/Treasurer Mertes, City Attorney Michael Herbrand, Economic Development Coordinator Mary Sheffield

STATEMENT OF PUBLIC NOTICE

City Administrator/Treasurer Mertes acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

COMMENTS & SUGGESTIONS FROM CITIZENS – None

APPROVAL OF MINUTES

Motion made by Council Member Regenfuss, seconded by Joe Kassander, to approve the February 16, 2016 minutes. Motion carried without a negative vote with Eric Stelter excused.

NEW BUSINESS

Review Smart Growth Areas and the Comprehensive Plan; and Action Thereon

City Administrator/Treasurer Mertes reviewed the Smart Growth areas in the City, SGA-1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 18 and 19. The size and location of each property was discussed to familiarize members with the sites for potential development. Joe Kassander suggested that sites 2 and 7 could possibly be developed at the same time.

The foot print of the Mercury Plant II site and size of the Norstar building were requested.

There was a consensus that the top three sites to focus on were Amcast (SGA-4), Weil Pump (SGA-2) and Pioneer and Cardinal Avenue (SGA-19).

Coordinator Sheffield stated that there was a hotel looking at Pioneer Road as a possible site. The hotel feasibility study agreement will be taken to the Common Council on March 28.

Review Community Development & Redevelopment Tools for the City and the Community Development Authority; and Action Thereon

Attorney Herbrand reviewed tools that could be used by the CDA and the City to incentivize development. Tax incremental financing, business improvement districts and the authority of the CDA was reviewed. The tool to be used will be determined by the uniqueness of each site.

Andy Dettro mentioned that in Illinois there is also a sales tax incentive for commercial developments that is used by municipalities as an incentive to businesses. Industrial sites could be included as long as they have sales. The businesses in the district are then allowed to collect a sales tax which is then retained by the district as a benefit. He also mentioned property tax abatement is used for commercial development. Taxes would be waived for 5 or 10 years.

Coordinator Sheffield mentioned the possibility of using State grants for added funding.

Eminent domain and the friendly condemnation process were discussed briefly.

Andy Dettro suggested marketing the CDA to get the word out to property owners that they are available and willing to help. Attorney Herbrand and City Administrator/Treasurer Mertes will prepare a letter to send to owners of the smart growth areas on the CDA. The letter will include the members' names, phone numbers and emails. It was suggested that some could be hand delivered with a hand shake and others delivered by certified mail.

ADJOURNMENT – CLOSED SESSION

Motion made by Andy Dettro, seconded by Eric Stelter, to adjourn to closed session at 8:33 p.m. pursuant to State Statutes 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session, more specifically, potential redevelopment of Amcast site. With Mayor Kinzel, Council Member Regenfuss, Eric Stelter, Dale Lythjohan, Andy Dettro, Eric Arvold and Joe Kassander voting aye, the motion carried on a roll call vote.

RECONVENE TO OPEN SESSION

Motion made by Council Member Regenfuss, seconded by Mayor Kinzel, to reconvene to open session at 9:05 p.m. With Mayor Kinzel, Council Member Regenfuss, Eric Stelter, Dale Lythjohan, Andy Dettro, Eric Arvold and Joe Kassander voting aye, the motion carried on a roll call vote.

NEW BUSINESS

Identify Future Agenda Items and Meeting Date; and Action Thereon

The next meeting date was discussed and Wednesday, April 13 at 7:00 p.m. was selected.

ADJOURNMENT

Motion made by Eric Arvold, seconded by Andy Dettro to adjourn the meeting at 9:07 p.m. Motion carried without a negative vote.

Christy Mertes
City Administrator/Treasurer