

**ECONOMIC DEVELOPMENT BOARD
February 24, 2015**

**EDB20150224-1
UNAPPROVED**

A regular meeting of the Economic Development Board of the City of Cedarburg, Wisconsin, was held on Tuesday, February 24, 2015 at 7:00 p.m. at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Council Member Radtke at 7:00 p.m.

ROLL CALL Present: Council Member Paul Radtke, Eric Stelter, Jim Pape, DJ Burns, Mike Ruzicka, David Krier (Alt.), Greg Zimmerschied (Alt.)

 Excused: Christopher Smith, Peter Welch, Lynn Knutson

 Also Present: Economic Development Coordinator Mary Sheffield, Council Member Patricia Thome, Council Member John Czarnecki, Council Member Michael O’Keefe, City Administrator Christy Mertes, Mayoral Candidate John Kuerschner, Michael Wirth, Anne Denk

STATEMENT OF PUBLIC NOTICE

Council Member Radtke acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion was made by Greg Zimmerschied, seconded by David Krier, to approve the minutes of the January 27, 2015 meeting. Motion carried without a negative vote with Christopher Smith, Peter Welch and Lynn Knutson excused.

COMMENTS & SUGGESTIONS FROM CITIZENS - None

UNFINISHED BUSINESS

Update from Economic Development Coordinator Mary Sheffield and Discussion of Future Downtown Projects; and Action Thereon

- The August Weber Haus is not closing prior to leasing the space or selling the business.
- Old Mill Antiques, located in the red barn in front of the Settlement, is closing.
- Kelly’s Drive Thru Market is relocating.
- As a follow-up to last month’s discussion on street vendors, the application used is Direct Sellers & Solicitor’s License. Annual fee is \$75 for residents and \$100 for non-residents.
- Ozaukee Economic Development is hosting their annual outreach event at Shullys in Thiensville on April 29 from 4:30 p.m. to 7 p.m. Keynote speaker is Tom Shannon, President of Brightstar Wisconsin. The Board is encouraged to attend.
- Excellent article on Armbruster Jewelers in Milwaukee Journal Sentinel on 2/14/15.

Update on Possible Community Development Authority; and Action Thereon

City Administrator Mertes contacted Ehlers to request information on CDA creation. Ehlers does not get involved. City Administrator/Treasurer Mertes and Planner Censky researched CDAs and found that there is no cost to create the seven member group. The Common Council adopts a resolution, the Mayor appoints the members and the Council approves. Two of the seven members must be Council Members. The group must focus on properties declared blighted. It was suggested the CDA be created for a specific project. CDA can get involved with tax benefits and ability to borrow, and is subject to open meetings law. DJ Burns stated a redevelopment authority has a more limiting function than a CDA.

Greg Zimmerschied made a motion to invite representatives from other communities to discuss CDAs and how they operate. Mike Ruzicka seconded the motion. Motion carried without a negative vote with Christopher Smith, Peter Welch and Lynn Knutson excused.

Coordinator Sheffield will invite representatives to the next board meeting.

Update on Amcast Property; and Action Thereon

DJ Burns recused himself. Council Member Radtke stated the Council has appointed an environmental attorney. City Administrator/Treasurer Mertes contacted the EPA and they were going to request a local firm check on the fencing and security for maintenance. DJ Burns stated he is working through liability clarification and also asked for increased security and monitoring of the property, as he continues to do the pre-work for a potential acquisition. Mr. Burns stated a redevelopment authority would be beneficial, but not integral to the project. He said the property is on the EPA's National Priority List and there are only 50 to 150 sites on this list of most contaminated properties in the entire county.

Update on St. Francis Borgia School Property; and Action Thereon

The rectory is located in the historical district and will be discussed at the February 26 Landmarks meeting.

Planning Discussion for 2015 Mayor's Forum; and Action Thereon

Eric Stelter, Peter Welch and Coordinator Sheffield will meet prior to the March meeting to outline the forum.

NEW BUSINESS

Review Status and Possible Closure of TID#2; and Action Thereon

TID#2 was created on January 29, 2007 and the residential development that was needed to begin the project pulled out when the recession began in 2008, stated City Administrator/Treasurer Mertes. The base value of the TID has gone from \$2.9 million in value to \$1.7 million. It makes sense to dissolve the TID prior to May 15, 2015 to avoid any future costs. Currently, the City reports a loss of \$190,000 on the project. There are several barriers to the TID to include property in probate and a strip site owned by MLG. Council Member Thome stated that another TID in the same area should be in the plans for the future. City Administrator/Treasurer Mertes agreed.

Greg Zimmerschied made a motion to dissolve TID#2. Mike Ruzicka seconded the motion. Motion carried without a negative vote with Christopher Smith, Peter Welch and Lynn Knutson excused.

Identify Future Agenda Items; and Action Thereon

- Community Development Authority presentations
- TID checklist review
- Amcast Update
- Mayor Forum planning
- St. Francis Borgia update
- SGA 19 update
- Next meeting scheduled for March 31st at 7:00p.m.

ADJOURNMENT

Motion was made by Greg Zimmerschied, seconded by Dave Krier, to adjourn the meeting at 8:15 p.m. Motion carried without a negative vote with Christopher Smith, Peter Welch and Lynn Knutson excused.

Mary Sheffield
Secretary

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