

ECONOMIC DEVELOPMENT BOARD
March 31, 2015

EDB20150331-1
UNAPPROVED

A regular meeting of the Economic Development Board of the City of Cedarburg, Wisconsin, was held on Tuesday, March 31, 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 Paul Radtke at 7:00 p.m.

Roll Call: Present - Council Member Paul Radtke, Lynn Knutson, Jim Pape, DJ Burns, Mike Ruzicka, David Krier (Alt.), Greg Zimmerschied (Alt.)

Excused - Eric Stelter, Peter Welch

Also Present - Economic Development Coordinator Mary Sheffield, Council Members Patricia Thome, John Czarnecki and Mike O'Keefe, City Administrator/Treasurer Mertes, Mayoral Candidate John Kuerschner, Rebecca Fetterolf, Janet Bolin, Brian Bolin, 4th District Aldermanic Candidate Rick Verhaalen

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 David Krier, seconded by DJ Burns, to approve the minutes of the February 24, 2015 meeting. Motion carried without a negative vote with Eric Stelter and Peter Welch excused.

COMMENTS & SUGGESTIONS FROM CITIZENS - None

PRESENTATION

Q & A by Community Representatives on Community Development Authorities

- Randy Tetzlaff – Director of Planning & Development, City of Port Washington
- Darrell Hofland – Village Administrator, Village of Grafton

Director Tetzlaff and Administrator Hofland presented their communities use of a Community Development Authority and Economic Development Board. The Board asked questions of the presenters.

UNFINISHED BUSINESS

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

- A new business, The Space, will open behind Dovecote. The shop will specialize in framing.
- Jill's Style Salon and Schoolhouse Antique spaces are for lease.
- LaBudde Group will move into former library mid -May and plans a ribbon cutting and open house on June 17.
- Cedarburg Square is listed for \$1,420,000.

- The Federal Tool building on Portland Road is listed at \$945,000.
- 14 new parking spaces will be available in the historic district and a convenience map indicating parking and restrooms will be available in late April. Merchants will have maps to offer shoppers. Additional parking spaces are located in US Bank parking lot.
- The Cedar Creek Winery celebrated their 25th Anniversary in March.
- The Sound of Music was presented in the Community Gym in an effort to offer children's theater and increase visitors to downtown. The Parks & Recreation Department partnered with Klare Productions to bring the show downtown this past weekend.
- The spring Cedar Post newsletter features an article on the Arts and Economic Development. The article was written in conjunction with the Public Arts Commission.
- The Ozaukee Economic Networking event is April 29.
- On behalf of the Economic Development Board, Coordinator Sheffield thanked Chairman Radtke for his many years of leadership on both the Downtown Master Plan Committee and Economic Development Board, as this is his final meeting.

Update on Possible Community Development Authority; and Action Thereon

The Board reviewed the earlier presentations and plan to discuss further at the next meeting.

Update on Amcast Property; and Action Thereon

DJ Burns recused himself. Mr. Burns stated he continues to evaluate and clarify liabilities. He has an offer to purchase with contingencies on the property.

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

Further discussion of density will occur at the May Plan Commission meeting. Council Member Thome will read a statement of support by the Board to the Plan Commission for higher density. Higher density will allow more residents utilizing downtown businesses and services. Several audience members asked questions regarding property sale and future development. Chairman Radtke explained the process of rezoning, if necessary, along with public hearings.

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

Eric Stelter, Peter Welch and Coordinator Sheffield met to develop an outline for the forum which will occur on May 7. Coordinator Sheffield reviewed the outline. The Board was in agreement with the proposed outline.

Matt Cordio, 40 under 40 Milwaukee Business Journal award recipient and Cedarburg resident will be the keynote speaker.

NEW BUSINESS

Update on Smart Growth Area 19; and Action Thereon

Coordinator Sheffield shared the listing for the Formart property. Listing price is \$639,000.

Review TID checklist; and Action Thereon

Several Board members questioned the initial developer fee of \$10,000 in the TIF application. Is it necessary as we continue effort to attract development? The Board agreed it is a good idea to have a check list in place. Checklist discussion will continue at next meeting.

Identify Future Agenda Items; and Action Thereon

- Community Development Authority
- TID checklist review
- Amcast Update
- Mayor Forum planning
- St. Francis Borgia update
- SGA update

The next meeting is scheduled for April 28 at 7:00 p.m.

ADJOURNMENT

Motion was made by Greg Zimmerschied, seconded by DJ Burns to adjourn the meeting at 8:35 p.m.
Motion carried without a negative vote with Eric Stelter and Peter Welch excused.

Mary Sheffield
Secretary

adk