

COMMUNITY DEVELOPMENT AUTHORITY
December 1, 2020

CDA20201201-1
UNAPPROVED

A meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Tuesday, December 1, 2020 at 9:00 a.m. via zoom.

The meeting was called to order by Mayor Michael O’Keefe at 9:03 a.m.

Roll Call: Present - Mayor Michael O’Keefe, Council Member Jack Arnett, Joe Kassander, Eric Stelter, Eric Arvold, Greg Hayry, Dale Lythjohan

 Also Present - City Administrator Mikko Hilvo, City Attorney Michael Herbrand, Council Member Patricia Thome, Finance Director/Treasurer Christy Mertes, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

Mayor O’Keefe acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Eric Stelter, seconded by Council Member Arnett, to approve the minutes of the April 27, 2020 meeting. Motion carried without a negative vote.

NEW BUSINESS

Review Amcast Quarterly Update; and Action Thereon

City Administrator Hilvo presented the Amcast Quarterly update along with an email from DJ Burns.

- The update provided a comprehensive list of site activities both ongoing and completed.
- Preparation continues on the office building for Drake’s occupancy, but they are still a few months away.
- HVAC design has been in progress and submittal of the final plan to the State for approval should occur in December.
- It appears that they have been able to achieve the projected valuation of \$275,000 associated with the improvements to the office building by the timeframe identified within the Development Agreement; however this needs to be confirmed by the Assessor and Building Inspector.
- A structural engineering analysis of the planned parking garage has been done for the apartments on the northern site and has also completed a structural evaluation of the building which they may elect to rehab at the southeast corner of the northern site.

- The progress of the site has been impacted by several factors which are beyond Oliver Fiontar's control (e.g., Federal government shutdown, delays associated with EPA/DNR reviews, impacts to construction industry and supply chain due to Covid-19, etc.)
- Mr. Burns remains of the opinion that significant progress has been made towards the eventual redevelopment of this Superfund/Brownfield Site.

Attorney Herbrand explained that the Development Agreement required the \$275,000 valuation by January 2020 and the incentives require 100% compliance. He suggested that the City have a conversation with DJ Burns to discuss the likelihood of achieving his timelines and discuss this at the next meeting, after the tax numbers are known.

Discuss Weil Pump (Western Avenue) Smart Growth Site; and Action Thereon

City Administrator Hilvo reviewed the Smart Growth Initiative/Western Road concept as previously prepared by the ad hoc Downtown Master Plan Committee.

Western Road and Hanover Redevelopment Concept:

- 11-acre site that bounds the Interurban Bike Trail with frontage on Western Road.
- Project will achieve multiple smart growth objectives; residential density, job growth, redevelopment of blighted site, enhancements to transit.
- Provide cleanup of another environmentally challenged site.
- Add additional value to the City's walkable downtown.

Three Development Zones:

- Mixed Use Retail/Professional Offices.
- Medium/High Density Upscale Apartments.
- Medium Density Pocket Neighborhood.
 - Possibly add parking to help with the downtown traffic.

Zone1: Mixed Used Retail/Professional Offices

- Finding a complementary balance of Cedarburg's historic charm and modern function.
- Ground floor will provide large (5,000-8,000 sq. ft.) venue for restaurant with indoor/outdoor feature.
- Tiered second/third floor will service professional offices (doctors, tech, corporate).
- Space will service downtown with complementing businesses.

Zone 2: Medium Density Upscale Apartments

- Will help in achieving density goals in smart growth plan.
- Upscale units will bring the right patrons to the City's downtown businesses.
- Highly sought after "walkable" community should spark interest in multiple developers.
- Can complement commercial/professional office component of this same development.
- Occupancy of existing inventory in the area is consistently 95+ percent.

Zone 3: Medium Density Pocket Neighborhood

- Low Maintenance Home Ownership is an idyllic community.
- A cluster of 1,100 – 1,500 sq. ft. homes with shared resources (gardens, workout center, pool, parking).
- Popular with retirees and young families.
- Complementary to the neighboring community around Jackson Street.

Ingress/Egress:

- Completing the path from Hanover Avenue/Western Road to Hanover Avenue/Jackson Street.
- Through the efforts of a public/private partnership, a street complementary to the development and traffic flow will be designed.
- Street will relieve congestion, provide another path to downtown neighborhoods, and decrease route times for emergency services.
- With the cities cooperation it will directly reduce development site improvement costs.

Benefits to Cedarburg:

- Redevelopment under utilized site steps away from the City's Historic Downtown.
- Cure contamination.
- More complementary businesses within walking distance.
- Accomplish Smart Growth objectives for this site.
- Possibly expand TIF No. 3 to this and neighboring properties to encourage development.
- Enhanced traffic flow.
- More residents to frequent the City's downtown businesses.

Greg Hayry recused himself as a Commission Member.

Greg Hayry and Andy Dettro work for a developer that have a proposed plan for this site.

In answer to Eric Arvold's question, Eric Stelter said the proposed plan is a culmination of multiple groups working together over many years off the original ad hoc Downtown Master Plan Committee plan.

Discussion ensued and most members were in favor of a mixed-use development as described. Concern was expressed about this property being the final crown jewel for the City's downtown and keeping an open mind to other ideas.

City Administrator Hilvo asked if the Community Development Authority had any interest in the City purchasing the proposed site. The consensus was that the City should do additional research on what surrounding communities have done and possibly let the market play out.

Eric Stelter stated that a project like this may resurrect a past plan for the property located on the northwest corner of Washington Avenue and Western Road.

Attorney Herbrand asked that the record be clear that Greg Hayry is recused as a Community Development Authority member regarding any action taken on this property.

Andy Dettro stated that their project may be closer to reality than most people realize, including active negotiations, and would like the opportunity to discuss their plans in closed session.

The Community Development Authority agreed to meet in closed session on Tuesday, December 8, 2020 at 9:00 a.m.

ADJOURNMENT – CLOSED SESSION

Motion made by Eric Arvold, seconded by Dale Lythjohan, to adjourn to closed session at 9:36 a.m. pursuant to State Statute 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 approval of November 13, 2019 closed session minutes and Hwy 60 Business Park land development contract. Motion carried on a roll call vote with Mayor O’Keefe, Council Member Arnett, Dale Lythjohan, Joe Kassander, Eric Stelter, Greg Hayry and Eric Arvold voting in favor.

RECONVENE TO OPEN SESSION

Motion made by Eric Arvold, seconded by Dale Lythjohan, to adjourn to open session at 10:56 a.m. Motion carried on a roll call vote with Mayor O’Keefe, Council Member Arnett, Dale Lythjohan, Joe Kassander, Eric Stelter, Greg Hayry and Eric Arvold voting in favor.

ADJOURNMENT

Motion made by Council Member Arnett, seconded by Eric Stelter, to adjourn the meeting at 10:57 a.m. Motion carried unanimously without a negative vote.

Amy D. Kletzien, MMC/WCPC
Deputy City Clerk

adk