

**ECONOMIC DEVELOPMENT BOARD**  
**October 4, 2023**

**EDB20231004-1**  
**UNAPPROVED**

A meeting of the Economic Development Board of the City of Cedarburg, Wisconsin, was held on Wednesday, October 4, 2023 at 9:00 a.m. at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Council Member Kevin Curley at 9:00 a.m.

Roll Call: Present - Council Member Kevin Curley, Anna Marie Armbruster, Mark Roller, Megan Schelwat, Michael Pahl, Alex Uhan, DJ Burns  
Excused - Maggie Dobson (non-voting member)

**STATEMENT OF PUBLIC NOTICE**

City Clerk Sette 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 Megan Schelwat, seconded by Alex Uhan, to approve the minutes from the September 6, 2023, meeting. Motion carried without a negative vote.

**COMMENTS & SUGGESTIONS FROM CITIZENS** - None

**REPORTS**

City Administrator Hilvo provided a report to the members on workforce housing that former Council Member Arnett presented at a prior Common Council meeting. The report contained many pages of data that suggests the City of Cedarburg has an adequate supply of affordable housing.

Council Member Curley was happy to see the opening of the new Dunkin Go. He also informed the members that a proposal is forthcoming from the Mandel Group for the property located near Hwy 60 and Hwy I.

**UNFINISHED BUSINESS**

**Discussion on the South Business District; and Action Thereon**

Discussion ensued on the addition of a hotel on Pioneer Road and its positive impact on the City's south business district as well as the entire City. Council Member Curley summarized what a Tax Incremental District (TID) is and that a Paygo TID is the least risky financing option for the City.

A new trolley with parking in the old Dairy Queen location would create exposure for the City with various potential stops downtown.

**NEW BUSINESS**

**Discussion on Public/Private Housing Needs in Ozaukee County; and Action Thereon**

A discussion ensued as to the need for workforce housing in Cedarburg. Should there be a need, Council Member Curley suggested a TID would likely be needed for the creation of workforce housing

to lower the price point.

DJ Burns explained how other municipalities create affordable housing by reducing lot sizes, creating pocket neighborhoods, and allowing accessory housing. He also explained how smart growth sites allow for creativity in developing a variety of different types of homes. Unless the City is involved with financing, any new development will fall to market conditions. Interest rates are rising which may have an affect on the housing market.

**Review Smart Growth Sites; and Action Thereon**

A review took place of a portion of the eighteen (18) smart growth sites.

Smart growth site #1 has been cleaned up by Mercury Marine but more is needed. A TID is inevitable for development. The TID rates for municipalities are limited to 12% of their equalized value. Cedarburg's TID rate currently stands at 2%.

A discussion ensued regarding Smart growth size #8 and the possibility that it could be utilized for additional downtown parking.

DJ Burns updated the members on the Amcast site.

Mark Roller left the meeting at 10:14 a.m. Megan Schelwat left the meeting at 10:16 a.m.

**Identify Future Agenda Items and Confirm Next Meeting Date; and Action Thereon**

- Discussion on smart growth sites (unfinished business)

**ADJOURNMENT**

Motion was made by Anna Armbruster, seconded by Alex Uhan, to adjourn the meeting at 10:17 a.m. Motion carried without a negative vote.

Tracie Sette  
City Clerk