

**Minutes
Community Development Authority
April 23, 2019**

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:30 pm.

Present: Chair Tom Stolper, Mr. Andrew Homburg, Alder Doug Wood, and Mr. Scott Kelly. Alder Andrew Kitslaar, Mr. Jeff Staver, and Mr. Dave Lombardo

Excused: None

Also Present: City Administrator Bryan Gadow, City Planner Douglas Plowman, and Mayor Mary O' Connor.

MINUTES

A motion by Mr. Wood, seconded by Mr. Kelly, to approve both open session and closed session minutes of the March 26, 2019 meeting, as amended, carried.

APPEARANCES

New Monona City Planner Douglas Plowman introduced himself to the Committee members.

OLD BUSINESS

A. Discussion and Consideration: Renew Monona Program Updates

Administrator Gadow provided an overview of the outstanding question of whether renewable energy technology installation should be included in the eligible funding categories for the Renew Monona program.

Mr. Kitslaar indicated that he would like to not limit it to just solar energy, like the Wisconsin Property Assessed Clean Energy (PACE) program. Chair Stolper asked if wind energy technology would be considered, given that it may be more of an impact on adjacent properties. The Committee agreed that those technologies could be reviewed on a case-by-case basis.

Mr. Wood suggested adding renewable energy technologies to the "Home Improvement Program" category, which ties it to home energy efficiency upgrades.

Administrator Gadow noted that a separate item to complete at a later date is an update to the scoring matrix for loan applications review, in order to remove subjectivity in the scoring.

Motion by Mr. Homberg, seconded by Mr. Kitslaar, to add renewable energy as an eligible program expense in the “Home Improvement Program” category, and forward on City Council for review. Motion carried.

NEW BUSINESS

- A. Consideration and possible action on additional construction costs for Phase I in the amount of \$655,121 as set forth in Exhibit A of Amendment #1 of Development Agreement with YRFD, LLC.

Chair Stolper provided an overview of the Development Agreement requirements, the inability of the City to deliver the site by December 31, 2017, the negotiated amendment to cover increased construction costs, and the history of the Chase Bank site acquisition.

Mr. Kitslaar asked what had changed since the City’s consultant last reviewed the construction estimates. Mr. Wood asked a question regarding the ownership of McGann Construction, and requested additional documentation on incurred costs, before he could vote to recommend approval.

Mr. Kelly noted that the Developer could have requested more compensation given the challenge of developing the site. Mr. Lombardo noted that the Developer was not able to have a full set of plans prepared by October 15, 2017 in order to provide a more detailed cost estimate of the construction cost increases. Mr. Wood asked for an explanation as for why the cost estimates changed from October 15, 2017 to December 11, 2017. Chair Stolper noted the lumber storages and change in concrete contractors.

Mr. Homberg stated that the question is not the payment of \$655,121, as it was agreed to on March 1, 2018, but rather whether the documentation of costs is acceptable.

Motion by Mr. Kelly, seconded by Mr. Lombardo, to send item to City Council with a recommendation of approval.

Mr. Lombardo stated that he is ok with asking for backup information, while supporting the payment of the funds. Mr. Kitslaar stated he would like to see additional backup information. Mr. Kelly stated that the Development Agreement requires payment and that the project is well underway to perform for the area. Mr. Staver stated that the dollar amount (\$655,121) was reasonable given the time delay and construction cost increase. Mr. Homberg stated that the construction timeline is creating pressures to meet the required deadlines, which could be a point of negotiation. Mr. Wood indicated that he would like a waiver of any and all additional liabilities that the City could incur, including the boat slip delivery.

Motion to Amend the Original Motion by Mr. Wood, seconded by Mr. Kitslaar, to require that the Developer waive any claims to damages or future suits related to the boat slip delivery and Four Lakes Yacht Club lawsuit, as a condition of the City releasing payment under this agreement. Motion carried.

Mr. Homberg asked what damages are enumerated in the original Development Agreement for missing the May 31, 2019 infrastructure deadline. Chair Stolper noted that the payment is required on issuance of an occupancy permit for Phase I.

Vote on the Amended Motion: five (5) in favor, zero (0) opposed, one (1) abstention (Wood). Motion carried.

REPORTS OF STAFF AND CDA MEMBERS

Administrator Gadow provided an update on the Broadway/Falcon Circle project.

The next meeting is May 28, 2019 but may be rescheduled to June if there are no agenda items.

ADJOURNMENT

A motion was made by Mr. Homburg, seconded by Mr. Kelly to adjourn. The motion carried.
(7:40 pm)