



City of Reedsburg
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Community Development Authority Agenda
October 27, 2021
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON AUGUST 19, 2021:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. CLOSED SESSION:

- A. Per section 19.85(1)(e) of the Wisconsin statutes, the CDA will consider entering closed session for the purpose of deliberating or negotiating 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, specifically related to a business plan for the Business Incubator Plan.
- B. Reconvene into Open Session.

II. GENERAL BUSINESS:

- A. Consider funding for The Spot, Lucy's Mercantile and Flowerbuds Floral under the Business Incubator Program.
- B. Review CDA updates.

III. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Community Development Authority

Meeting Minutes

August 19, 2021

Alder Adam Kaney called the meeting to order by at 5:30 PM.

Present: Megan Cowan, Matt Smuksta, Beth DeForge

Absent: Alder Jason Schulte, Richie Strutz,

Staff: Brian Duvalle

Motion by DeForge, seconded by Cowan to approve the 7/20/21 minutes.

Motion approved

Public Hearing for TID No. 10 Creation, Project Plan & Boundary

Public Hearing for TID No. 6 Amendment

Mark Steward from Vierbicher reviewed the background for TID 10 creation and the amendment for TID 6 that would remove some of its properties and add them to TID 10. TID 10 is designated a blighted TID and can therefore have a longer life span. Discussion on the definition of TID blight, which is not the standard definition of disrepair and lowered property values but rather because of the smaller lots and multiple ownerships.

Roger, owner of 247 S Park St, questioned how this will affect his property, what funding would be available, and can neighbors have say in future TID 10 projects. The TID is intended for larger projects with higher property values (e.g. Walnut Flats) and not small building improvements. Any future TID developments would require Council approval in a public meeting. Ron Ziegler, 529 Plum St, questioned angle lots. Steward explained they are obsolete platting as they are not conducive to development with small setback areas. The TID maps were reviewed showing the switch in properties from TID 6 to TID 10.

Adopt Resolution approving TID No. 6 Amendment

Adopt Resolution approving TID No. 10 Creation

Motion by DeForge, seconded by Smuksta to approve resolution for TID No. 6 Amendment.

Motion approved

Motion by Cowan, seconded by DeForge to approve resolution for TID No. 10 Creation.

Motion approved

Consider closed Session per sec. 19.85(1)(e), Stats., conducting specified public business requiring a closed session, for competitive reasons, to review business plan for startup business under the Business Incubator Program.

Motion by Cowan, seconded by Smuksta to move to closed session.

Motion approved

Reconvene into Open Session.

Motion by Cowan, seconded by Smuksta to move to open session.

Motion approved

Consider second-year funding for CrafDee's Shop and The Spot under the Business Incubator Program.

Motion by Cowan, seconded by DeForge to approve another \$300/month for six months for CrafDees.

Motion approved

Review CDA updates

No action taken.

Motion by Smuksta, seconded by DeForge to adjourn at 6:10 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector