

Community Development Authority
Wednesday, February 13, 2008, 7:00 a.m.

1. **CALL TO ORDER:** Vice Chair Steve Peotter called the Community Development Authority meeting to order at 7:02 am.
2. **ROLL CALL:** Present: Darlene Groenier; Jeff Bergey; Scott MacWilliams arriving at 7:05 a.m.; Paul Larson; Steve Peotter; and Scott Meier. Absent: Jon Lourigan and John Deits. Also Present: Mike Gracz Village Administrator, Mark Below Public Works Director, Village Attorney Matt Dregne and Clerk Assistant Peggy Haag.
3. **APPROVAL OF MINUTES:**
 - a) **January 9, 2008.** Not available.
4. **PUBLIC APPEARANCE:**

Former Methodist Church Property – Discussion of TIF Incentive for Project. Gracz stated Joe Harrington heads up the group looking to develop the former Methodist Church property and they asked to table this item until a future meeting because they need time to look at Mike Harrigan's analysis and talk to him before they would appear at a CDA meeting.
5. **MISCELLANEOUS BUSINESS AND COMMUNICATIONS:** None.
6. **UNFINISHED BUSINESS:**
 - a) Status of Jefferson St. BUILD Grant Project. Gracz stated a BUILD Grant was put together with Paul Lynch to do the Jefferson Street project and it was due at the end of February. It was unable to be done on time. Gracz went to the Village Board and they agreed along with Paul Lynch to not complete the project. The funds will be returned to Dane County and a letter will be prepared indicating that.
 - b) Discussion of Potential Conflict of Interests with Village Attorney re: The Advand Group, LLC Building's Offer to Sell Property at 135 S. Main Street and PLH & Associate's Jefferson Street Project. Dregne indicated that this discussion would be on the powers & duties of the CDA and what role the CDA is playing, has played, and will play in the future on Village projects. He also wanted to discuss further the ethics questions from the last meeting. Dregne stated regarding questions on ethics, he is at the meeting as a resource if there are further questions or more specific questions. Larson asked if CDA members cannot discuss Phil Harms particular site as a site but can talk about parking in general. Dregne stated they can discuss this but if you as an individual member of the CDA have a unique potentially financial interest in that site, then you as an individual member should abstain from that discussion. Larson asked more specifically in discussing the need for parking in general. Dregne said yes, that is okay, more specific discussion may be questionable. Gracz went into the history of creating the CDA back in 2000/2001. The CDA was created to be a body working on downtown issues including the TIF. Gracz stated the whole issue regarding whether or not the CDA should be commenting on if the Village of Oregon needs parking may not be a CDA responsibility. Larson said if there is a conflict with the property owned by Harms can the CDA recommend purchasing other pieces of property that may not be a conflict of interest. Gracz said this goes back to which government body should be looking at the parking issue for the Village of Oregon. Dregne addressed the statutes in the handout highlighting what the powers and duties of the CDA Committee are, a copy of the resolution the Village Board adopted in 2000 creating the CDA, a summary of what the actual powers and duties of the CDA are and the powers and duties consistent with the statute and resolution. Dregne said the reason the legislature decided to allow CDA committees was to give municipalities the opportunity to create the separate body insulated from the rest of municipal government and politics giving the CDA authority to undertake certain kinds of projects. There are processes that have to be done before undertaking projects. One authority the CDA has is to act as a redevelopment authority, to do this the CDA needs to prepare a comprehensive redevelopment plan and take the plan to the Village Board for approval. If the plan is approved the CDA has substantial authority to implement that plan. The CDA can also act as a housing

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authority. Similarly the CDA needs to develop a plan, get it approved by the Village and then implement the plan. If you have a plan and implement the plan, the nice thing about a CDA committee is that it can function independently in acquiring property and managing property. If the CDA borrows money it does not count against the Village's debt limit. Gracz stated the reason the CDA was created was for borrowing money without affecting the Village's debt limit. Dregne mentioned there are additional benefits financially and otherwise to having a CDA committee. There was some discussion. The Village Board can designate the CDA as its agent in specific projects to do things otherwise done by the Planning Commission. Dregne said it is up to the Village Board to decide who should be doing what. There are multiple layers of bodies involved in projects that don't need to be, that being said, there needs to be a discussion of who really should be involved and what is the best structure for moving forward. There was more discussion. Gracz stated when starting to work on the downtown project he spoke with President Staton regarding sending information through four different committees. They decided to create the Downtown Ad Hoc Committee which worked great. Gracz said for a small community the Village of Oregon has four bodies looking at making decisions for the downtown. Gracz would like to talk to Staton about this and make a decision as a Board about who will oversee the downtown. McWilliams discussed what the City of Madison's CDA does and stated that he felt the Village of Oregon CDA should probably act on proposals not make recommendations.

- c) Status of 2008 Downtown Project. Below and MSA Professional Services are still working on the bid documents.

- 7. **STAFF REPORT:** Gracz anticipates that members of the ice arena will be in front of the Village Board and the association will make a decision to deal with the blight study.

- 8. **NEXT MEETING DATE AND TIME:** It was noted the next CDA Meeting would be March 5th at 7:00 a.m. if not then on April 2nd at 7:00 a.m.

- 9. **ITEMS FOR FUTURE MEETINGS:**
 - a) Business Improvement District (BID) Discussion. No discussion regarding this item.
 - b) Establishment of Re-Development District. No discussion regarding this item.
 - c) Blight Study for Proposed Ice Skating Rink. Discussed in item seven.

- 10. **ADJOURNMENT:** Meier moved to adjourn the Community Development Authority meeting at 7:30 a.m. Second by Larson. Motion carried 6-0.

Respectfully Submitted by,
Peggy S.K. Haag
Clerk Assistant