

**WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: October 19, 2021**

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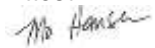
1. PLEDGE OF ALLEGIANCE, ROLL CALL AND CALL TO ORDER. CDA Chair Weihert called the meeting to order at 6:00 p.m. Members present: Kuhl, Soter, O'Connell, Sharpe, Weihert and Petts. Absent: Woods, and the non-voting member from School District. Others present: Dan Kennelly with Baker Tilly; Alder Thomas; Mayor Quimby; Chief Sorenson; Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: September 21, 2021. MOTION: [Petts/Weihert] to approve the minutes as presented. VOICE VOTE: Motion carried.
3. UPDATES & REPORTS
  - a. Clerk/Treasurer Report. Noted.
  - b. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600. Noted.
  - c. Business Association Liaison Report, Ben Reigel – Hansen indicated Reigel had relinquished his role for the Association. Michelle Soter provided a brief update saying the Association's meeting nights do not match her schedule.
  - d. School District Liaison. No report.

At this time a motion was made to modify the agenda. MOTION: [Kuhl/Weihert] to take up item 5a at this time. VOICE VOTE: Motion carried. [NOTE: Rather than re-ordering the minutes here reflect the original agenda sequence.]

4. UNFINISHED BUSINESS
  - a. Implementing A Blight Policy, Hiring Code Compliance Services, Follow-up. DISCUSSION: Hansen said SAFEbuilt was attempting to write the services into its next contract with the City. No action taken.
  - b. Review Of Tax Incremental Finance – Overview & Progress Report. Hansen asked for more time to prepare a report. No action taken.
  - c. Implementing Impact Fees (referred from Finance, Insurance & Personnel Committee). Discussion: Hansen noted the five year arrangement with Newark Homes calling for no impact fees. Kuhl said development momentum should not be stifled. The Mayor referenced School District Fund 80 discussions. Thomas said a southside park was needed. No action taken.
  - d. Regulation And Permit For Razing Buildings. DISCUSSION: A general discussion took place with Kuhl seeking Park Falls ordinance provisions added to the Waterloo code. Hansen was tasked with presenting a draft ordinance at a future meeting. No action taken.
5. NEW BUSINESS
  - a. Baker Tilly Economic Development Services Presentation, Dan Kennelly. DISCUSSION: Kennelly gave a presentation with development related data, and covered strengths, weaknesses, opportunities and threats for the next agenda item. He described Waterloo as a full service community. Petts suggested talking to real estate agents. Soter described Waterloo's real estate advantages. No action taken.
  - b. SWOT Analysis (**S**trengths, **W**eaknesses, **O**pportunities, **T**hreats). See above.
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. O'Connell & Petts called for a development survey tool to gain insight from new and existing residents. A digital welcome to the community tool was requested.
  - a. Annual Calendar

7. ADJOURNMENT. MOTION: [Petts/O'Connell] To adjourned. VOICE VOTE: Motion carried. Time: 7:08 p.m.

Attest:



Mo Hansen  
Clerk/Treasurer