

WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: November 16, 2021

Digital audio files are archived with these written minutes additionally serving as the official record.

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: Alder Tim Thomas; Ben Filkouski; Alder Ron Griffin also representing RTG Enterprise LLC and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: October 19, 2021. MOTION: [O'Connell/Sharpe] to approve the October 19, 2021 minutes as presented. VOICE VOTE: Motion carried.
3. UPDATES & REPORTS. Reports noted.
 - a. Clerk/Treasurer Report
 - b. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600
 - c. Business Association Liaison Report, (contact undetermined)
 - d. School District Liaison (contact undetermined)

MOTION: [Weihert/Kuhl] to amend the agenda to take up item 5c at this time. VOICE VOTE: Motion carried. (Note: to maintain continuity between agenda and minutes, the original numbering sequence is retained.)

4. UNFINISHED BUSINESS
 - a. Implementing A Blight Policy, Hiring Code Compliance Services, Follow-up. No action taken.
 - b. Review Of Tax Incremental Finance – Overview & Progress Report. No action taken.
 - c. Regulation And Permit For Razing Buildings (Park Falls Ordinance Example). No action taken.
5. NEW BUSINESS
 - a. 2021 Budget Amendment #2 Authorizing An Expenditure Not To Exceed \$25,000 From 600-34310 (Professional Services Carryover) For The Calendar Year. MOTION: [Kuhl/Sharpe] to recommend an amendment authorizing an expenditure as listed in the agenda title. VOICE VOTE: Motion carried.
 - b. Economic Development Services Revisit After Departure Of Baker Tilly's Dan Kennelly And Work Plan Review. DISCUSSION: Weihert said Dan Kennelly had departed Baker Tilly with interest expressed by the Mayor to end the agreement. Kuhl expressed a preference to not go back with Baker Tilly. O'Connell said the invoiced amount should be voided or reduced given services rendered. Sharpe said the rate was too high for Baker Tilly. MOTION: [Sharpe/Petts] to invite the Cedar Corporation and Non-Metro Connections to interview a second time. VOICE VOTE: Motion carried. Additional by consensus -- the body set a follow-up meeting for this agenda item for 11/22 at 6 p.m. It further asked the Clerk/Treasurer to confirm that prior submittal information for firms listed above remained applicable.
 - c. 333 Portland Road, Ron Griffin Offer To Purchase A Portion Of Partial. DISCUSSION: Members reviewed the Griffin submittal. Ben Filkouski said there should be some sort of agreement and use of standard Wisconsin real estate forms. Petts raised concerns about burial grounds; Griffin said he was OK with buying the land "as-is." The concept of establishing a project timeline discussed. MOTION: [Weihert/O'Connell] to accept pending completion of a standard Wisconsin real estate form. Note: Motion withdrawn. MOTION: [Weihert/O'Connell] to accept the offer to purchase with an agreement to build in three years. Note: Motion withdrawn. Thomas asked, if the CDA knows who is paying for certified survey map expenses and other transaction expenses? Weihert suggested map expense could be a contingency written into an offer to purchase as a component of escrow or similar. MOTION: [Weihert/Sharpe] to defer consideration until such time as more information is available from prospective buyer about build-out, timeline and value-added with Ben Filkouski and staff directed to advance the as possible. ROLL CALL VOTE: Ayes: Kuhl, Soter, O'Connell, Sharpe, Weihert and Petts. Noes: None: with Woods absent. Motion carried.

6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.

7. ADJOURNMENT. MOTION: [Kuhl/Sharpe] To adjourned. VOICE VOTE: Motion carried. Time: 7:30 p.m.

Attest:



Mo Hansen
Clerk/Treasurer