

WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: April 19, 2022

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, O'Connell, and Petts. Remote: Absent: Soter, Sharpe, Woods, and the non-voting member from School District and Business Association. Others in Attendance or remote: Eric Cotting, Laura Cotting, Chad Teubert, LaRon Davis, Ben Filkouski, Clerk Ritter and Everett Butzine.
2. MEETING MINUTES APPROVAL: March 15, 2022. MOTION: [O'Connell/Petts] to approve the minutes as listed and presented. VOICE VOTE: Motion carried.
3. UPDATES & REPORTS.
 - a. Non-Metro Connections Update given by Everett Butzine. Accepted offer in land in the City of Waterloo. TIF will be asked for. Butzine would like more involvement he is aware Ehlers helps quite a bit with that. Survey information has been distributed. Butzine is attending JCEDC end of May. He would like to see more information about Waterloo on Google.
 - b. Clerk/Treasurer Report. March Update Reviewed
 - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600. Noted
 - d. Business Association Liaison Report. No report.
 - e. School District Liaison. No report.
4. UNFINISHED BUSINESS
 - a. Implementing A Blight Policy, Hiring Code Compliance Services. Update noted. Plan Commission also wants the list cleaned up and ordinance listed. Ritter will work on.
5. OLD BUSINESS
 - a. New Resident Outreach. Welcome Packet. Ritter to work on.
 - b. Morrison Field. Park board has decided not to sell this Field at this time. Butzine would like a study on impact fees. Board encouraged Butzine to talk further with Barry Sorenson.
6. NEW BUSINESS
 - a. 333 Portland Rd
 - i. Archaeological Study Information Update. Discussion on how to move forward. If artifacts are found they can keep going but if bones are discovered they have to stop and investigate further. Possibly parceling that section off with new CSM. Ben Filkouski and Everett Butzine will discuss and bring more information to the next CDA meeting.
 - ii. Current Real Estate contract expires 04/20/2022 with Ben Filkouski/Madison Commercial Real Estate. Contract automatically goes to a month to month with a 30 day opt out clause. Filkouski reviewed interest in the prior year on real estate.
 - b. Manuesha Business Center – Eric Cotting request to rent. Cotting felt that the Center would be a good fit. Explained his business model and what he does. Discussion on fee schedule. Would like to take to council to consider this a shared space and look for a fee reduction. [Petts/O'Connell] Motion to recommend to council that this space be considered a share space and CDA can sent rental fee. Voice Vote: Motion carried.
7. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.
 - a. Annual Calendar. Noted.
8. ADJOURNMENT. MOTION: [Kuhl/Petts] VOICE VOTE: Motion carried. Time: 7:07 p.m.

Attest:

Jeanne Ritter
Clerk/Deputy Treasurer

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