

**WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: July 18, 2023**

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 O'Connell called the meeting to order at 6:00 p.m. Members present: Zimmerman, A. Kuhl, C. Kuhl, O'Connell, Hudson, Soter,. Remote: none Absent: A. Kuhl and the non-voting member from School District. Others in Attendance or remote: E Butzine, D. Reinbold, Mayor Quimby, J. Haseleu and Clerk Ritter.
2. MEETING MINUTES APPROVAL: June 20 2023. With corrections. MOTION: [O'Connell/Zimmerman] VOICE VOTE: Motion carried. A. Kuhl abstain.
3. UPDATES & REPORTS.
  - a. Non-Metro Connections
  - b. Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600.
  - c. Blight Blue & White list
  - d. Business Association Liaison Report.
  - e. School District Liaison. none
4. OLD BUSINESS
  - a. Downtown Master Plan – Action Plan – No update
  - b. Thrive Presentation/Discussion – Deb Reinbold presentation
  - c. Tax Incremental Finance Policy Review. Motion to approve TIF Policy with changes. [Hudson/O'Connell] Motion to go into closed session [A.Kuhl/C.Kuhl] ROLL CALL: Ayes 6 Noes 0 Motion carried.
  - d. Project Forward Update [NOTE: The CDA may meet in closed session per Wis. Stat. 19.85 (1)(e) 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. Upon concluding a closed session, the Committee will reconvene in open session. Motion to go into open session [A.Kuhl/O'Connell] ROLL CALL: Ayes 6 Noes ) Motion carried. Motion to move ahead with Project Forward negotiations. [O'Connell/C.Kuhl] VOICE VOTE: Motion carried.
5. NEW BUSINESS
  - a. Cedar Corp Senior Housing Study. Will be presented at Council on July 20, 2023
  - b. NMC Contract Renewal. Motion [A.Kuhl/O'Connell] VOICE VOTE: Motion carried.
  - c. Monday.com Tabled
  - d. WHEDA Developer Training – sold out
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Annual Calendar
7. ADJOURNMENT. MOTION: [Hudson/C.Kuhl] VOICE VOTE: Motion carried. Time: 8:00 pm.

Attest:

Jeanne Ritter  
Clerk/Deputy Treasurer