



VILLAGE OF MOUNT HOREB

E. Main Street

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COMMUNITY REDEVELOPMENT AUTHORITY AGENDA

Wednesday, October 12, 2022 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Approval of Minutes
 - a. Approval of September 14, 2022 Meetings Minutes
- 3) Consent Agenda
 - a. Economic Development Director's report
 - b. Mount Horeb Area School District report
 - c. Mount Horeb Area Chamber of Commerce report
 - d. Update on Comprehensive Plan progress
- 4) Agenda Items
 - a. Presentation by Kristen Fish-Peterson: What is a CDA
- 5) Meeting adjournment.

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**VILLAGE OF MOUNT HOREB
COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES
WEDNESDAY, SEPTEMBER 14, 2022**

The Community Development Authority of the Village of Mount Horeb met on the above date in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

Call to Order/Roll Call: Marc Schellpfeffer called the meeting to order at 6:00pm. Present were Todd Fritz, Nate Gauger, Randy Littel, Jessica Vezakis and Marc Schellpfeffer. Karen Tetzlaff and Kingsley Gobourne were absent. Also present were Administrator Nic Owen and Office Coordinator Niki Erickson.

Introduction: Kristen Fish-Peterson, Redevelopment Resources: Owen introduced Kristen Fish-Peterson with Redevelopment Resources and she gave an overview of her background.

Approval of May 11, 2022 Minutes: Motion by Littel to approve the minutes, second by Vezakis. Motion carried.

Consent Agenda:

- A. Economic Development Director's report: No report in the meeting packet, because Kristen with Redevelopment Resources discussed the update.
- B. Mount Horeb Area School District Report: Salerno provided a report in the meeting packet.
- C. Mount Horeb Area Chamber of Commerce Report:

There were no questions about the information provided. Motion by Littel to approve the consent agenda, second by Fritz. Motion carried.

Consideration of Façade Improvement Grant Application: ST Associates of Mount Horeb INC, 128 East Main Street: Owen explained that this is for the old Schubert's building and Driftless Social is taking over the building improvements. Everything that he has reviewed is in line with our program. They are asking for \$14,000, which is the normal 75/25% amount given. Motion by Littel to approve the grant application, second by Vezakis. Motion carried.

Discussion on Role of CDA: Kristen was looking to see what expectations are for her. Littel doesn't want any missed opportunities and hoping she can help with that. To improve what's here, get new development, and more housing. Improving the tax base.

Discussion on Future Agenda Items: Kristen explained that she could do a 5–10-minute presentation or training video on different things she can bring to the Village.

Meeting adjournment: Motion by Gauger to adjourn the meeting at 6:25 pm, second by Fritz. Motion carried.

Minutes by Niki Erickson, Office Coordinator



AGENDA ITEM REPORT

MEETING DATE

October 12, 2022

PREPARED BY

AGENDA ITEM # 4.a

Presentation by Kristen Fish-Peterson: What is a CDA

BACKGROUND

Kristen will walk the CDA through statutory and historical duties of the CDA and lead a discussion on what we would like our CDA to be.

RECOMMENDATION

ATTACHMENTS

1. Topic 1 What is a CDA

Training Module 1

Community Development Authority



HERITAGE
COMMUNITY
OPPORTUNITY



REDEVELOPMENT
RESOURCES



What is a CDA?

A community development authority (CDA) is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects. §66.1335(1)

Authorized by Village Board

Comprised of “7 resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as commissioners of the community development authority”. §66.1335(2)

Powers and Duties (§66.1201)

- Prepare, carry out, acquire, lease and operate housing projects approved by the council; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part of a housing project.
- To act as agent for any government in connection with the acquisition, construction, operation or management of a housing project or any part of a housing project.
- To acquire by eminent domain any real property, including improvements and fixtures on the real property.

Powers and Duties cont. (§66.1201)

- To own, hold, clear and improve property, to insure or provide for the insurance of the property or operations of the authority against any risks....
- To contract for the sale of, and to sell, any part or all the interest in real estate acquired....
- To invest any funds held in reserve or sinking funds, or any funds not required for immediate disbursement, in property or securities in which savings banks may legally invest funds subject to their control.
- To sue and be sued....

Powers and Duties cont. (§66.1333)

- Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions
- Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder.
- Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private....

Under Urban Renewal...

§66.1333 (2m)(d)

1. Acquisition of all or a portion of a blighted area.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator, and applying for a grant or loan under s. 41.60 in connection with an arts incubator.
8. Studying the feasibility of an initial design for a technology-based incubator and developing and operating a technology-based incubator.

CDAs, RDAs, and Housing Authorities

- Housing Authorities are authorized under §66.1201
- Redevelopment Authorities are authorized under §66.1333
- Then came CDAs, where the statutes combine the authorities under §66.1335
- Communities cannot have a CDA and a housing authority, but they can have an RDA and a housing authority.



How Communities use their CDA

- Oversee planning activities – for redevelopment areas, new development areas, downtowns, or neighborhoods.
- Create and operate loan funds
- Implement redevelopment projects
- Oversee development deals
- Construct and manage public housing
- Construct and operate incubators

Discussion

- What are your functions currently?
- What is the Village's charge to the CDA?
- What do you all want it to be?

