



## VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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### **COMMUNITY DEVELOPMENT AUTHORITY AGENDA**

**Wednesday, November 9, 2022 at 6:00 PM**

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
  - a. Roll Call
- 2) 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
  - e. Approval of September 14, 2022 Meeting Minutes
- 3) Agenda Items
  - a. Presentation by Kristen Fish-Peterson: What is a CDA
  - b. Future Agenda Items
- 4) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

November 4, 2022

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities to date:

1. Meetings in person and virtual
  - a. Nic Owen individually (x2)
  - b. Nic Owen and Robert Wright
  - c. Rachel LaCasse-Ford
  - d. Brad Murphy
  - e. Brian Durtschi
  - f. Steve Salerno
  - g. Community Coalition
2. Research
  - a. Studied all existing studies, documents, historical note, minutes, reports
  - b. Gathered current demographic and employment data in preparation for subsequent economic development strategic planning
3. Presentation prep
  - a. Preparation of training segments for CDA
4. Exploring
  - a. Driving the community to understand its layout, geological and geographical challenges and opportunities
  - b. Familiarization with commercial and industrial districts, downtown
  - c. Observing housing location and conditions
5. Appointments
  - a. Emails have gone out to several employers requesting Business Retention visits scheduled for mid-November and early December.



# Board of Education Recap

## Resumen de la Junta de Educación

### Missed our Operational Referendum Town Hall Visits?

We have created two videos to help voters learn more. Please click the link below:

[Why is there a need for an operational referendum?](#)

[What does a successful operational referendum cover?](#)



- Attract/retain school employees;
- Maintain most of our current programs and service (e.g. class sizes); and
- Pay for increasing costs (e.g. utilities, buses, technology, etc.).

More information can be found at <https://www.mounthorebschools.org/district/referendum.cfm>

October 25, 2022

Fall Spring has arrived – Last week's cold temperatures will surely return. In the meantime, the Board brought warmth to last night's meeting. Please continue reading for details:

**Welcome Ethan Fendrick:** Ethan applied for and earned a seat at the full Board of Education table as a student representative. Anyone who knows Ethan knows that he is an engaging, thoughtful and articulate young man. We look forward to learning from you, Ethan!



**Students' Participation in Work Cooperatives/Apprenticeships** – As part of their strategic plan, [Vision 2023](#), the Board established a goal for increasing student access and completion of professional

#### Youth Apprenticeship Enrollment by Academic Year

| Youth Apprenticeships          | 13-14    | 14-15    | 15-16     | 16-17     | 17-18     | 18-19     | 19-20      | 20-21     | 21-22       | 22-23     |
|--------------------------------|----------|----------|-----------|-----------|-----------|-----------|------------|-----------|-------------|-----------|
| Agriculture                    |          |          |           | 1         |           | 1         | 1          | 2         | 2           | 4         |
| Architecture & Construction    |          |          |           | 3         | 3         | 6         | 3          | 6         | 4           | 6         |
| Art, A/V Tech & Comm           |          |          |           |           |           |           | 1          | 0         | 0           | 1         |
| Finance                        | 4        | 4        | 6         | 3         | 4         | 5         | 4          | 0         | 2           | 2         |
| Health Science                 | 1        |          | 2         |           | 1         | 1         | 3          | 2         | 7           | 7         |
| Hospitality, Lodging & Tourism | 1        | 1        | 1         | 1         | 2         | 2         | 1          | 2         | 4           | 5         |
| Information Technology         |          |          | 1         | 1         | 1         | 1         |            | 0         | 0           | 0         |
| Manufacturing                  |          |          |           | 1         |           | 1         |            | 0         | 1           | 2         |
| Marketing                      |          |          |           |           | 3         | 5         | 4          | 3         | 1           | 1         |
| STEM (Engin or Biotech)        | 3        | 1        |           |           | 2         | 2         | 3          | 2         | 4           | 2         |
| Transportation (Auto Tech)     |          |          |           | 2         |           |           |            | 5         | 3           | 4         |
| <b>Total</b>                   | <b>9</b> | <b>6</b> | <b>10</b> | <b>12</b> | <b>16</b> | <b>24</b> | <b>20*</b> | <b>22</b> | <b>28**</b> | <b>34</b> |

\*Increased to 26 during the year.

\*\*Six of the 28 dropped from the YA program.

certificates (e.g. Certified Nursing Assistants, Fire and EMT, etc.) and/or workplace experiences (please see the table). As the number of Youth Apprenticeship offerings have increased, so have the number of participating students. This might be among the reasons why students' participation in certificated programs has been a bit inconsistent. The full report to the Board may be found [here](#). If you/your business are interested in learning more about either opportunity please feel free to reach out to **Mrs. Jodie Baber** by [email](#) or by calling 608-437-7028. (BTW, Mrs. Baber is an absolute gem in our community partnership efforts!)



# Board of Education Recap

## *Resumen de la Junta de Educación*

Board Adopts Levy: The end of October is the traditional time for school districts to adopt their levy/mill rate. One important factor impacting the mill rate is the degree to which, if any, property values rise from the previous year. Mount Horeb Area School District's equalized property values rose a little more than 14%, which is on par with the state average. As you may know, when equalized property values rise, the ability to levy more dollars to defray debt becomes more reasonable (we are still capped by the revenue limit to use those dollars for any other purpose). Those who attended the Annual Meeting know the community and Board already planned on prepaying some of our debt. The effective mill rate will drop \$0.69/ \$1,000 of equalized property value to \$7.65.

Free Admission/Passes to Athletic Events for Veterans and Local, Active Duty Service Members: The Board approved an update to [their policy](#) to honor our veteran and active duty personnel. This change begins immediately. As Veteran's Day soon approaches, this is the least we can do to demonstrate our profound gratitude for our heroes.

Is there anything our schools can do to support you, your family? If so, please give me a call (608-437-7010) or send me an email ([salernosteve@mhasd.k12.wi.us](mailto:salernosteve@mhasd.k12.wi.us)). No question is too silly or too small. In the meantime,....

I am proud to be a Viking, and I hope you are too!



# Board of Education Recap

## Resumen de la Junta de Educación

### ¿Se perdió nuestras visitas a los ayuntamientos del referéndum operativo??

Hemos creado dos videos para ayudar a los votantes a obtener más información. Por favor, haga clic en el enlace a continuación:

[¿Por qué es necesario un referéndum operativo?](#)

[¿Qué cubre un referéndum operativo exitoso?](#)



- Atraer/retener empleados escolares;
- Mantener la mayoría de nuestros programas y servicios actuales (por ejemplo, el tamaño de las clases); y
- Pay for increasing costs (e.g. utilities, buses, technology, etc.).

Se puede encontrar más información en <https://www.mounthorebschools.org/district/referenceendum.cfm>

25 de octubre de 2022

~~Otoño~~ Ha llegado la primavera – Seguro que vuelven las bajas temperaturas de la semana pasada. Mientras tanto, la Junta trajo calidez a la reunión de anoche. Continúe leyendo para obtener más detalles:

**Bienvenido Ethan Fendrick:** Ethan solicitó y obtuvo un asiento en la mesa completa de la Junta de Educación como representante de los estudiantes. Cualquiera que conozca a Ethan sabe que es un joven simpático, reflexivo y elocuente. ¡Esperamos aprender de ti, Ethan!



**Participación de estudiantes en cooperativas de trabajo/aprendices** – Como parte de su plan estratégico, **Visión 2023**, la Junta estableció una meta para aumentar el acceso de los estudiantes y la finalización de

#### Youth Apprenticeship Enrollment by Academic Year

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|--------------------------------|----------|----------|-----------|-----------|-----------|-----------|------------|-----------|-------------|-----------|
| Agriculture                    |          |          |           | 1         |           | 1         | 1          | 2         | 2           | 4         |
| Architecture & Construction    |          |          |           | 3         | 3         | 6         | 3          | 6         | 4           | 6         |
| Art, A/V Tech & Comm           |          |          |           |           |           |           | 1          | 0         | 0           | 1         |
| Finance                        | 4        | 4        | 6         | 3         | 4         | 5         | 4          | 0         | 2           | 2         |
| Health Science                 | 1        |          | 2         |           | 1         | 1         | 3          | 2         | 7           | 7         |
| Hospitality, Lodging & Tourism | 1        | 1        | 1         | 1         | 2         | 2         | 1          | 2         | 4           | 5         |
| Information Technology         |          |          | 1         | 1         | 1         | 1         |            | 0         | 0           | 0         |
| Manufacturing                  |          |          |           | 1         |           | 1         |            | 0         | 1           | 2         |
| Marketing                      |          |          |           |           | 3         | 5         | 4          | 3         | 1           | 1         |
| STEM (Engin or Biotech)        | 3        | 1        |           |           | 2         | 2         | 3          | 2         | 4           | 2         |
| Transportation (Auto Tech)     |          |          |           | 2         |           |           |            | 5         | 3           | 4         |
| <b>Total</b>                   | <b>9</b> | <b>6</b> | <b>10</b> | <b>12</b> | <b>16</b> | <b>24</b> | <b>20*</b> | <b>22</b> | <b>28**</b> | <b>34</b> |

\*Increased to 26 during the year.

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certificados profesionales (por ejemplo, Asistentes de Enfermería, Certificados, Bomberos y EMT, etc.) y/o experiencias en el lugar de trabajo (consulte la tabla). A medida que ha aumentado la cantidad de ofertas de aprendizaje para jóvenes, también ha aumentado la cantidad de estudiantes participantes. Esta podría ser una de las razones por las que la participación de los estudiantes en programas certificados ha sido un poco inconsistente. El informe completo para la Junta se puede encontrar [aquí](#). Si usted/su negocio está interesado en obtener más información sobre cualquiera de las oportunidades, no dude en

comunicarse con **Sra. Jodie Baber** por [email](#) o llamando 608-437-7028. (POR CIERTO, ¡La Sra. Baber es una joya absoluta en nuestros esfuerzos de asociación comunitaria!)



# Board of Education Recap

## Resumen de la Junta de Educación

La Junta adopta el gravamen: El final de octubre es el tiempo tradicional para que los distritos escolares adopten su tasa de impuestos/millones. Un factor importante que afecta la tasa de la planta es el grado en que, si lo hay, aumentan los valores de las propiedades con respecto al año anterior. Los valores de propiedad igualados del Distrito Escolar del Área de Mount Horeb aumentaron un poco más del 14%, lo que está a la par con el promedio estatal. Como sabrá, cuando aumentan los valores de propiedad igualados, la capacidad de recaudar más dólares para pagar la deuda se vuelve más razonable (todavía estamos limitados por el límite de ingresos para usar esos dólares para cualquier otro propósito). Quienes asistieron a la Reunión Anual saben que la comunidad y la Junta ya planearon prepagar parte de nuestra deuda. La tasa de molino efectiva bajará \$0.69/\$1,000 del valor de propiedad igualado a \$7.65.

Entrada gratuita/Pases para eventos deportivos para veteranos y miembros del servicio local en servicio activo: La Junta aprobó una actualización de [su política](#) para honrar a nuestro personal veterano y en servicio activo. Este cambio comienza inmediatamente. A medida que se acerca el Día de los Veteranos, esto es lo mínimo que podemos hacer para demostrar nuestra profunda gratitud por nuestros héroes.

¿Hay algo que nuestras escuelas puedan hacer para apoyarlo a usted, a su familia? Si es así, llámeme (608-437-7010) o envíeme un correo electrónico ([salernosteve@mhasd.k12.wi.us](mailto:salernosteve@mhasd.k12.wi.us)). Ninguna pregunta es demasiado tonta o demasiado pequeña. Mientras tanto,....

Estoy orgulloso de ser Vikingo, y espero que tú también.



# MEMBER NEWSLETTER



Happy Halloween! We are so lucky to be enjoying such a mild fall. I hope you have a wonderful spooky evening tonight!

We have some exciting things coming up. First, this Wednesday is a special edition of **Good Morning, Mount Horeb** in which the Mount Horeb Area School District will talk about the upcoming \$4.82 million operational referendum that will be on the ballot next Tuesday. There will be time for questions and answers following the presentation, so if you have any questions about the referendum, please plan to attend. As a reminder, this event is open to all, so please invite your friends and neighbors to join us, as well.

Second, we are excited to kick off our second course in our **Marketing Series**. This course is focused on **digital marketing tactics**, including **e-mail marketing, Google Ads, and Facebook Ads**. If you are interested in learning about these three channels, please register for the course **here**. We'd love for you to join us!

Third, we are excited to co-host a **Ribbon Cutting Ceremony** for new member Telsaan Tea on November 16! I hope you will mark the date on your calendar and join us in celebrating their new space on Main Street.

And finally, we are kicking off the holiday shopping season this week with an extended **Small Business Season™** marketing campaign. We are joining thousands of other communities around the world in this global campaign. You can get involved by sharing our social media content and also by creating your own using our **event media kit**.

As part of our campaign, we will also be highlighting our **Shop Mount Horeb eGift Card** program, and so I wanted to remind you that the eGift Cards make great gifts and can be redeemed at over 40 member businesses. If you'd like **to add your business to the list**, please **email me**! In the past 12 months, nearly \$25,000 has been redeemed by our local businesses.

Additionally, if you are looking to make a **large purchase of eGift Cards** for your employees, please reach out to me so I can help you get set up for a **bulk purchase**. Thank you for supporting your fellow member businesses this holiday season!

Please don't hesitate to reach out with questions, comments, or concerns!

**Rachel LaCasse-Ford, Executive Director**

**[rlacasseford@trollway.com](mailto:rlacasseford@trollway.com)**

**608-437-5914**

## NEW MEMBER

*welcome!*

[The Salon at Mount Horeb](#)

[Telsaan Tea](#)

[Onsager Law Office](#)

[Bloomingdeals Resale Boutique](#)

[Badger Brothers Coffee](#)

## UPCOMING MEETINGS

*boards ~~and~~ committees*

Friday, November 11  
Tuesday, November 15  
Tuesday, November 15  
Tuesday, November 15  
Friday, November 18  
Every Monday

[Nominating Committee Meeting](#)  
[Fall Village Market Committee Meeting](#)  
[Welcome Center Volunteer Luncheon](#)  
[Community Coalition Meeting](#)  
[Chamber Board Meeting & Strategic Planning](#)  
[Online Office Hours with Rachel LaCasse-Ford](#)

## YOU'RE INVITED!

*join us!*



*join us!*



**Please Join Us for a  
Ribbon Cutting Ceremony**

**Wednesday, November 16**  
**4:30pm**

**Telsaan Tea**  
108 E Main St.  
Mount Horeb, WI 53572



**REGISTER NOW**

## NETWORKING

*networking*

**NOV 2**  
**WEDNESDAY**

*Good Morning*   
**MOUNT HOREB**

**8:00 AM - 9:00 AM**

SPECIAL SCHOOL REFERENDUM SESSION



### **Good Morning, Mount Horeb**

*In-person: Martinson Hall*

**Date:** November 2 @ 8:00am

*First Wednesday of the Month*

This is a special session of Good Morning, Mount Horeb leading up to the election and operational referendum for the Mount Horeb Schools.

The district's administration will present about the referendum, and there will be time for question and answer following the presentation.

The Mount Horeb Chamber will also talk about the Community Coalition, a new committee formed this year to align the strategic objectives of the schools, the chamber, and the village.

**Sponsored By:**

**Business Advocacy Committee**, part of the Mount Horeb Area Chamber of Commerce

**Speakers:**

Mount Horeb Chamber  
Mount Horeb Area School District

**Register**

*Registration is appreciated but not required.*

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The logo for EXPOSURE exposure. The word "EXPOSURE" is in a bold, white, sans-serif font. Below it, the word "exposure" is written in a white, lowercase, cursive script font.

Help us celebrate Small Business Season!



[DOWNLOAD MEDIA KIT](#)

**EDUCATION**  
*education*



## MARKETING SERIES

## COURSE #2

## DIGITAL MARKETING IN ACTION

NOVEMBER 3, 10 + 17

8:00AM - 9:00AM



Google Ads

facebook  
Ads

MOUNT HOREB AREA CHAMBER OF COMMERCE  
300 E MAIN ST, MOUNT HOREB

PRESENTED BY  
SHELLEY'S SOCIAL MEDIA



MEMBER PRICING: \$60 PER COURSE. SEATS ARE LIMITED.

**REGISTER NOW**

## MAXIMIZE YOUR MEMBERSHIP

*tips to help you make the most of your chamber membership*

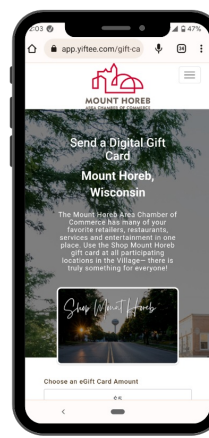
### Chamber E-Gift Card Program

Shop Mount Horeb E-Gift Cards have taken the place of Chamber Gift Certificates.

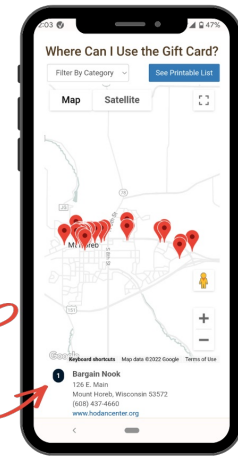
Businesses must opt-in to participate. Any member business who accepts MasterCard has the ability to accept the e-gift cards. No additional equipment is needed.

Merchants may continue to accept the paper certificates, but we are no longer selling new ones.

**SIGN ME UP!**



*Shop Mount Horeb*



*is your business listed?*



## Post an Event

Share an upcoming event for your business. Reach community members and tourists. Events could include classes, grand openings, ribbon cuttings, special speakers, or a multi-day sale event.

Events get auto-shared to the chamber Facebook page, including reminders as the event approaches.

Log in to your portal [here](#).

Find Calendar of Events [here](#).

[Watch How-To Video](#)

[Need more help?](#)



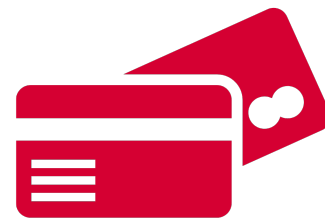
## Pay Invoices Through Your Member Portal

Reps who are listed as your primary and/or billing contacts for your business can see your company's open invoices through their member portal.

Paying your invoices through the member portal is an easy and environmentally friendly way to keep your account up-to-date.

[Watch How-To Video](#)

[Need more help?](#)



## Set Up Your Payment Profile

You can set up a payment profile with your credit card or bank account to make it easier to register for events and promotions and to pay your bills.

Your payment profile is also utilized for membership renewal. Did you know you can choose to pay your dues monthly, quarterly, semi-annually, or annually?

[Watch How-To Video](#)

[Need more help?](#)

# BUSINESS FINANCING OPPORTUNITIES

*business financing opportunities*



## Mount Horeb Revolving Loan Fund

[The Mount Horeb Revolving Loan Fund](#) was created with a grant from the USDA to encourage business start-ups and expansions within the Village limits. The fund initially started with \$191,463 and is loaned out as applications are received.

[Mount Horeb Revolving Loan Fund Manual](#)

## Tax Incremental Financing Districts

There are five (5) [Tax Incremental Financing Districts](#) in Mount Horeb. There are special funding opportunities in the different districts.

[A TID Manual](#), [Joint Review Board Manual](#), [Public Policy Brief](#)

Please contact [Nic Owen](#), Village Administrator, for additional information.

Village of Mount Horeb

(608) 437-6884

[mounthorebwi.info](http://mounthorebwi.info)

# BUSINESS EDUCATIONAL OPPORTUNITIES

*business educational opportunities*

Did you know there are free resources to help small business owners?

[SCORE](#) has the largest network of free volunteer small business mentors in the nation. No matter what stage your business is at, SCORE has a mentor for you. Easily request a mentor to help you start, grow, or transition your business today! [Learn More](#)



[The Wisconsin Small Business Development Center](#) (SBDC) offers consulting, education, referrals, sophisticated tools and resources, whether you're just getting started or looking for ways to improve your

business. [Learn More](#)

[WWBIC](#) provides targeted individuals who are interested in starting, strengthening or expanding businesses with access to critical resources such as responsible financial products and quality business and financial education.



**ENTREPRENEURSHIP  
FINANCIAL IMPACT**

- EDUCATION
- LENDING
- COACHING

**Small Business Resources**

[COVID-19 Loan Program](#)

[WWBIC On-Demand Classes](#)

[Business Financing](#)

[Other Resources](#)

Visit: [www.wwbic.com](http://www.wwbic.com)

## RESOURCES

*learn more!*

**Chamber**

[Chamber Talk Blog](#)

[Member Portal](#)

[Events Calendar](#)

[News Releases](#)

**Village**

[Village of Mount Horeb](#)

**Regional**

[MadREP](#)

[Public Health Madison + Dane  
County](#)

[Dane County Buy Local](#)

[Wisconsin Small Business](#)

[Development Center \(SBDC\)](#)

### Connect with Us!

Follow us on Social Media. Join our  
Members Only Facebook Group.





**Chamber Trustees** are leaders in the Mount Horeb business community. As premier sponsors for all Chamber events and functions, they are an integral part of the Mount Horeb community and take pride in being community leaders.

[I'm Interested in becoming a Chamber Trustee](#)

MHACC | 300 E Main St, Mount Horeb, WI 53572 [www.mounthorebchamber.com](http://www.mounthorebchamber.com)

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## AGENDA ITEM REPORT

### MEETING DATE

November 9, 2022

### PREPARED BY

### AGENDA ITEM # 2.d

Approval of September 14, 2022 Meeting Minutes

### BACKGROUND

### RECOMMENDATION

### ATTACHMENTS

1. cda minutes 091422

**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

November 9, 2022

### PREPARED BY

### AGENDA ITEM # 3.a

Presentation by Kristen Fish-Peterson: What is a CDA

### BACKGROUND

Kristen will present the statutory roles of the CDA and lead a discussion on what we want 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

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- 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

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





## AGENDA ITEM REPORT

| MEETING DATE     | PREPARED BY |
|------------------|-------------|
| November 9, 2022 |             |

### AGENDA ITEM # 3.b

Future Agenda Items

### BACKGROUND

### RECOMMENDATION

### ATTACHMENTS

None