



VILLAGE OF MOUNT HOREB

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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, February 14, 2024 at 6:00 PM

MEETING MINUTES

- 1) Call to order
Marc Schellpfeffer called the meeting to order at 6:00 pm. Members present were Todd Fritz, Ben Vondra, Ryan Czyzewski, Marc Schellpfeffer, Barb Case and Karen Tetzlaff. Also present were Village Administrator, Nic Owen, Kristin Fish-Peterson and Utility Office Coordinator, Sara Alderson. Andy Baber was absent.
- 2) Consent Agenda
There were no comments or questions regarding the information provided. Motion by Vondra to approve the Minutes & Consent Agenda, seconded by Tetzlaff. Motion carried.
 - a. Consideration of January 10, 2024, Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
 - e. Residential Exterior Improvement Program
- 3) Agenda Items
 - a. Economic Development Presentation:
Fish-Peterson gave an update on the current housing market environment as it pertains to the 2021 Housing Task Force Report. In 2022 and 2023, 64 housing units were built in the Village; 46 single family units and 18 duplexes. There were also 51 income qualified workforce rental units constructed in 2023. Discussion was had regarding the need for affordable senior housing and smaller infill development projects. Discussion was also had about identifying land for larger development projects such as the Lukken property. The idea of small scale real estate ownership projects was also discussed.

b. Discussion on Available Commercial Spaces

Fish-Peterson gave an update on what is available for commercial space. There are 8 commercial spaces available in the downtown area; 1 for sale and 7 for lease. There are also 2 available spaces for lease outside the downtown area.

c. Discussion: Creation of TID 6 - Karakahl

Nic Owen presented the possibility of the creation of TID 6 for the site at 101 Perimeter Road, the Karakahl Country Inn. Owen gave an update on the repair or raze order on that property. The owners have 30 days to get contracts to repair the building or the Village has the option to issue a raze order. There are a few developers interested in the site. Creating a Tax Increment Financing District (TID) for this site could help with funding to assist in the redevelopment of the site. The process for creating a TID usually takes 60-90 days.

4) Meeting adjournment.

Tetzlaff moved to adjourn at 6:51 pm, Fritz seconded.