



VILLAGE OF MOUNT HOREB

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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, December 13, 2023 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, Andy Baber, Barb Case & Karen Tetzlaff. Also present were Village Administrator, Nic Owen & Office Assistant, Katie Jelle. Kristin Fish-Peterson arrived late.
- 2) Consent Agenda
There were no questions or comments regarding the information provided. Motion by Czyzewski to approve the Minutes & Consent Agenda, second by Fritz.
 - a. Consideration of the November 8, 2023, Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
 - e. Update on Comprehensive Plan progress
- 3) Agenda Items
 - a. Economic Development Presentation: Land Acquisition Funding
Owen presented on the New Land Acquisition which included New residential development & park space & a New business park. Kristin offered several suggestions on how to pay for this including; Create new Tax Increment District, Borrow money for land & infrastructure, Consider BCPL loan fund, Utilize CDA, Investigate grants, develop in stages. The best option is a TIF. Borrowing money works for new residential & park land. A portion of the debt could be repaid when land is sold. Mt. Horeb doesn't qualify for CDBG funded grants. USDA Rural Development grants are not available.
The CDA could own & develop the business park property so the debt

would not be attributed to the Village.

Any excess revenue from the sale of land or development would be the CDA's to reprogram for other purposes.

Next steps include, Identify property to acquire for business park, begin planning process, design future industrial park & Negotiate with Landowners.

- b. Update: TID 5 Residential Improvement Program

The TID 5 Residential Improvement Program was approved by the Village Board as presented.

4) Closed Session

The CDA moved into closed session at 6:30 PM. Czyzewski asked if any staff or members needed to discuss anything prior to going to Closed Session. Members present were Todd Fritz, Ben Vondra, Ryan Czyzewski, Mark Schellpfeffer, Andy Baber, Barb Case & Karen Tetzlaff.

Czyzewski moved to enter into Closed Session, Baber seconded.

- a. Closed Session: Discussion/Recommendation: Purchase of Steinhauer Property (107 W Washington St) The Community Development Authority may convene in closed session as authorized by Wisconsin State Statutes 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Community Development Authority may reconvene in open session and discuss and take action on the subject matter discussed in closed session.

5) Meeting adjournment.

Tetzlaff moved to adjourn at 6:51 PM, Schellpfeffer seconded.