

COMMUNITY DEVELOPMENT AUTHORITY MEETING
CITY OF WISCONSIN DELLS
APRIL 21, 2015

Chairperson Borchner called the meeting to order at 5:15P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Chairperson Ben Borchner, Ald. Jesse DeFosse, Ald. Mike Freel, Shaun Tofson, Lisa Delmore, Joan Ragan, and John Campbell.

Others: City Clerk/Coordinator Nancy R. Holzem, City Treasurer Karen Hoekstra, Ald. Brian Holzem, Public Works Director David Holzem, Chuck Bongard from MSA, Dudley & Barbara Brown, Mercedes & Spencer McCoy, and Ed Legge from the *Dells Events*.
2. Motion by Campbell seconded by Delmore to approve the August 4, 2014 CDA meeting minutes. Motion carried unanimously.
3. The committee reviewed an application for a TIF Revolving Loan Fund submitted by Mercedes McCoy and presented by Chuck Bongard from MSA. The applicant is seeking a \$40,000 loan to assist with the renovation of 514 Broadway for commercial business (A Homespun Heart) and residential space upstairs. The application states the funds would be used as follows: \$7,000 for a rear entrance and handicap ramp, \$8,000 for exterior repairs, and \$25,000 to improve/remodel the upper level residence. Bongard stated that the expenses are eligible under the program guidelines however he did note that \$23,000 of the loan would be uncollateralized. Dudley Brown, father of the building owner, will be leasing the building for his business. He told the committee of his years of experience in the retail business and felt he could be an anchor store for the downtown. Chairperson Borchner questioned if this loan would be a good investment for the CDA. Borchner also questioned if the CDA was their last source of funding. Brown stated that the bank did not want to commit any additional funds for the renovation work. When asked if the project would still take place without the CDA loan, Brown replied, yes, but it would take an additional 3 years to complete. Borchner also expressed his concerns with the unprotected portion of the loan and questioned if this was the best use of the CDA's funds. Member Joan Ragan questioned what would be done first with the funds as she felt structural needs should be addressed first. Brown stated the windows and other exterior repairs as well as the handicap ramp and rear entrance would be taken care of first. Member Lisa Delmore noted the \$60,000 in improvements that they have already made to the building and stated the business would be a nice addition to that part of the city. Ald. Freel agreed and made the motion, seconded by Joan Ragan, to approve the RLF application for a \$40,000 with a personal guarantee from the applicant. Motion carried 6-1 with Borchner voting no.
4. The committee reviewed an application submitted for the housing repairs program. Homeowner application No. 50 is requesting \$150 for electrical repairs, \$400 for repairs to basement light fixtures, and \$7,000 to construct an additional bedroom in the basement due to a new baby being added to household. Use of the funds to construct

an additional bedroom in the basement was approved by the State due to space needs and the age of the children in the home. City Clerk/Coordinator Nancy Holzem stated that there is approximately \$51,000 available for home repairs with no other applications pending at this time. Motion by Delmore seconded by Ald. DeFosse to approve the \$7,550 loan application. Motion carried unanimously.

5. The committee was asked to review the draft façade improvement matching grant program guidelines that MSA presented today. The BID is currently working on design standards that will be used as part of the program.
6. No date was set for the next meeting.
7. Motion by Ald. Freel seconded by Shaun Tofson to adjourn. Motion carried unanimously.

Nancy R. Holzem
City Clerk/Coordinator