

COMMUNITY DEVELOPMENT AUTHORITY MEETING
CITY OF WISCONSIN DELLS
JULY 15, 2015

Chairperson Borchert called the meeting to order at 5:00P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

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

Excused: Shaun Tofson

Others: City Clerk/Coordinator Nancy R. Holzem, Sue Koehn from MSA, and Ed Legge from the *Dells Events*.

2. Motion by Ald. DeFosse seconded by Ragan to approve the April 21, 2015 meeting minutes. Motion carried unanimously.
3. Sue Koehn from MSA gave an update on the CDBG-RLF program including the new regions that are being created for the distribution of new grant funds. The city will continue to utilize its own grants funds first and go to regional funds if needed. She also added that applications can only be denied if (1) it is ineligible work or (2) they do not meet the income guidelines. The CDA can no longer deny or pick and choose what work they approve to be done. The committee will discuss at its next meeting if it wants to give MSA the authority to approve the housing loans without coming before the CDA as a formal approval process.

Sue presented home owner application No. 49 requesting an estimated \$21,850 for a new roof, gutters, some minor electrical repairs and hand railing for the basement, as required by code. She stated that the application meets both the income and work eligibility guidelines. Motion by Ald. Freel seconded by Ragan to approve. Motion carried unanimously.

4. The committee reviewed homeowner application No. 50 who is requesting an additional \$5095. Their original loan of \$7550 was approved in April for electrical repairs, repairs to basement light fixtures, and 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. Sue stated that the estimates for the work came in \$5095 from what MSA has originally estimated. Motion by Ald. Freel seconded by Campbell to approve the additional \$5095. Motion carried unanimously.
5. The committee reviewed and discussed the proposed updates to the TIF Economic Development Revolving Loan Fund Program which creates a façade improvement match grant program. \$10,000 would be the maximum grant amount regardless of the amount of the project. All the committee members agreed that improvements need to be made to the facades of some of the downtown business to present a better image of

the area. It was felt that this matching grant program may initiate improvements to be made. Ald. Freel agreed however he stated he doesn't like giving money away to people who already have it so instead of it being a matching grant program the funds should be available at a 0% interest loan. (Currently the program allows for façade improvement loans at a 2% interest rate.) Ald. DeFosse stated that originally he had felt the same way but now supports the matching grant program. Motion by Ald. DeFosse seconded by Ragan to approve the updates to the program as prepared by MSA utilizing \$100,000 of the TIF RLF funds for a façade improvement matching grant program with a \$10,000 cap on each grant. Motion carried 5-1 with Ald. Freel voting no.

6. No date was set for the next meeting, which will include housing program updates from MSA.
7. Motion by Ald. Freel seconded by Campbell to adjourn. Motion carried unanimously and the meeting adjourned at 5:45pm.

Nancy R. Holzem
City Clerk/Coordinator