

**COMMUNITY DEVELOPMENT AUTHORITY MEETING**  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING ~ 300 LA CROSSE STREET  
WISCONSIN DELLS, WI 53965  
**AUGUST 4, 2011**

Chairperson Borchner called the meeting to order at 4:30P.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, Alderperson Jesse DeFosse, Alderperson Debbie Kinder, Dan Anchor, and John Campbell

Excused: Kirk Kettleison

Others: City Clerk-Treasurer Dale Darling, Adm. Deputy Clerk-Treasurer Nancy R. Holzem, Mayor Brian Landers, Assistant City Attorney Joseph Hasler, Chuck Sulik, Jeff Thelan, and Sue Koehn all from MSA Professional Services, Joan Ragan, Jack Ragan, Lisa Delmore and Kay James from the *Dells Events*.

2. Motion by Dan Anchor seconded by Alderperson DeFosse to approve the minutes of the February 16, 2011 CDA meeting. Motion carried unanimously.

3. City financial advisor Dave Anderson from PFM presented a refunding analysis on the CDA Lease Revenue Bond for TIF No. 2. By refinancing at a lower interest rate and leveling out the payment schedule to remove a balloon payment due in 2023, there would be a cost savings of about \$147,000. Anderson stated that in order to do this the CDA would have to hold a Public Hearing and agree to revise the lease agreement with the city. The committee agreed to hold the Public Hearing at 7:15pm on Monday, September 19, 2011.

Dave Anderson also updated CDA members on recent legislative changes relating to distressed TIF Districts. With real estate values dropping, it is causing repayment problems for TIF Districts. Recent legislative changes allow a distressed TIF District to spread out its payments over a longer period of time; and/or to utilize funds from a successful TIF. The city and the CDA will need to proceed in the near future with declaring TIF #3 as distressed. This was for informational purposes only at this time.

4. Presented by MSA for review were proposed changes to the Manual of Policies and Procedures for the Economic Development RLF Program. The main changes were to add the development of transitional housing for homeless residents as a program objective and an eligible activity. The idea is to work with different groups and programs to update existing distressed properties so that it could be used as transitional housing. Member Alderperson Debbie Kinder stated that currently there are 92 homeless children in the area and that the value of a community is seen in how it treats their children. She added that service workers are the base of our community and the city needs to assist in providing adequate housing for them.

Member Dan Anchor reminded the committee that this TIF-RLF fund was set up to help revitalize the downtown area and that the committee should not lose focus of that. Chairperson Borchert agreed stating that the Mayor has some good ideas and that he is thankful the commercial district can assist by providing some funding for these projects; however, the committee should not lose sight of the original intent of this program which was to revitalize the downtown area.

Motion by Alderperson Kinder seconded by Alderperson DeFosse to recommend to the Common Council for approval, the proposed changes to the Manual of Policies and Procedures for the ED-RLF Program. Motion carried unanimously.

5. The committee reviewed CDBG-RLF Home Owner Application No. 39. The applicant, middle income and elderly, has requested \$5,000 for a new water heater and furnace. There is no unpaid mortgage on the property. There were no conflicts of interested noted. The RLF balance at this time is \$28,000 and there are no other pending applications. Motion by Alderperson Kinder seconded by Dan Anchor to approve the \$5,000 loan request to HO #39. Motion carried unanimously.
6. There were no business loan applications to process at this time.
7. There were no items for referral to subsequent meetings other than the Public Hearing scheduled for Monday, September 19<sup>th</sup>.

Joyce Nelson has resigned from the CDA due to health issues. Her replacement will be appointed by Mayor Landers at the next Common Council meeting. The city thanks Joyce for her commitment to the CDA, serving as a dedicated member since it was established in 2002.

8. Motion by Alderperson Kinder seconded by Dan Anchor to adjourn. Motion carried unanimously.

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Nancy R. Holzem  
Admin. Deputy Clerk/Treasurer