

VILLAGE OF COTTAGE GROVE
COMMUNITY DEVELOPMENT AUTHORITY
Monday, January 8, 2018

MINUTES

1. **Call to order** – meeting was called to order by Williams at 5:34 p.m.
2. **Determination of quorum and that the agenda was properly posted** – It was confirmed that a quorum was present and the meeting was properly posted. In attendance were Mick Conrad, John Williams, John Hogan, Mike Elder and Jerrud Rossing. Jim Ahearn was absent and excused. Also in attendance were Village Administrator Matt Giese, Planning Director Erin Ruth, Village Clerk Lisa Kalata and Kyle Adams from Ruedebusch.
3. **PUBLIC APPEARANCES** – None
4. **Discuss and consider approval of minutes of the December 11, 2017 CDA meeting.**
Motion by Conrad to approve the minutes of the December 11, 2017 CDA meeting, seconded by Hogan.
Motion approved 5-0-0.
5. **Discuss potential for W. Cottage Grove Road TIF District.**
Ruth explained that this area was looked at in 2016 for a potential TIF District, however the committee decided on the land north of I-94 as the current project. This area was addressed again when the Casey's General Store was presented and denied because it did not follow the vision of the Comprehensive Plan. The following questions were asked of the community to help initiate discussions:
 - Is TIF appropriate for the corridor?
 - Is TIF necessary to implement the type of development desired by the Village?
 - If TIF is desired, what is the appropriate scale (small focused intervention, or board flexible district)Ruth then reviewed the memo from 2016, showing the different concepts that were presented and how that may work for this area or a potential overlay of current districts. Andrew Homburg was present and expressed that whatever the Village can do to foster commercial development would be helpful. Kyle Adams from Ruedebusch also expressed that the Huston's own land in this area and would be open to a district. Mike Millage also indicated that there are current businesses that are looking for expansion in the Village and this location is where they would like to be. Conrad would also like to see policies for staff so when a potential proposal comes in they would have guidelines as to whether this fits the requirements or not. After much discussion, this item will be brought back to the next meeting.
6. **Comments from committee members**
This item was discussed above.
7. **Future agenda items**
Potential TIF district
TIF guidelines
Urban Service Area
Land owned by Wisconsin Bank and Trust

8. Adjournment

Motion by Hogan to adjourn at 6:36 p.m., seconded by Rossing. Motion carried with a voice vote of 5-0-0.

**Lisa Kalata, Clerk
Village of Cottage Grove
Approved:**

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.