

VILLAGE OF COTTAGE GROVE
COMMUNITY DEVELOPMENT AUTHORITY
Monday, April 9, 2018

MINUTES

1. **Call to order** – meeting was called to order by Williams at 5:32 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, Mike Millage 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, Village Attorney Leighton Boushea, Greg Johnson from Ehlers and Kyle Adams from Ruedebusch.
3. **PUBLIC APPEARANCES** – None
4. **Discuss and consider approval of minutes of the March 12, 2018 CDA meeting.**
Motion by Conrad to approve the minutes of the March 12, 2018 CDA meeting, seconded by Hogan.
Motion carried with a voice vote of 6-0-0.
5. **Overview of TID creation process by Greg Johnson of Ehlers.**
Greg Johnson from Ehlers was present to give a brief overview of the TID creations and the timeline for the project. The 1st step will be the convening of the Joint Review Committee which consists of members from all the taxing jurisdictions and one public member. The 2nd step is a public hearing at the CDA meeting. The 3rd step will be a resolution to the Village Board for the creation of the TID districts. The 4th step will be the final approval from the Joint Review Committee. The timeline is to have the project completed by the end of July. There will be project plans for each district which will address all the findings such as costs, legal opinion, and maps of each district. The draft of the project plans will be presented at the next meeting on May 14, 2018 and the public hearing will be held on May 22, 2018.
6. **Discuss and consider directing staff to revise Village TIF Guidelines.**
Greg Johnson explained that TIF Guidelines are just that guidelines and that once the project plans are established that is really where you want the detail to be. Conrad is concerned with not have specific guidelines that every project that comes forward would have to be seen by the Village Board and this could be a waste of time and money, with guidelines a developer would at least know what could be brought to the Board. The issue of multi-family without a commercial component was brought up for an example of why guidelines would be helpful to staff and developers. **Motion** by Hogan to direct staff to update the current guidelines with added language concerning multi-family wanting incentives without a commercial or retail component, seconded by Rossing. **Motion** carried with a voice vote of 6-0-0.
7. **Discuss and consider May meeting date.**
Motion by Williams to have the regular CDA meeting on May 14, 2018 and the public hearing on May 22, 2018, seconded by Elder. **Motion** carried with a voice vote of 6-0-0.
8. **Comments from committee members.**
Giese indicated that we need a citizen member to the Joint Review Board.

9. Future agenda items.

10. Adjournment

Motion by Hogan to adjourn at 6:21 p.m., seconded by Elder. Motion carried with a voice vote of 6-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: May 14, 2018

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.