

VILLAGE OF COTTAGE GROVE
COMMUNITY DEVELOPMENT AUTHORITY
Monday, May 14, 2018

MINUTES

1. **Call to order** – meeting was called to order by Williams at 5:31 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 Jeff Lennberg, John Williams, Jim Ahern, Mike Elder, Mike Millage and Jerrud Rossing. John Hogan was absent and excused. Also in attendance were 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 April 9, 2018 CDA meeting.**
Motion by Rossing to approve the minutes of the April 9, 2018 CDA meeting, seconded by Millage.
Motion carried with a voice vote of 6-0-0.
5. **Review TIF Feasibility Report prepared by Ehlers for proposed TID #8, #9, and #10.**
Ruth explained the TIF feasibility study provided by Ehlers and the cost estimates provided by MSA. The report was broken down by each district showing the infrastructure project costs along with the taxable value required to pay for the infrastructure costs. Ruth also handed out a worksheet showing the breakdown of total infrastructure project costs, development required and then total development to see if the projected projects and development would be feasible for each district. The numbers used were on the conservative side, and this is for planning purposes not a commitment to complete each project. Millage indicated that there should be language that the Village should not go into debt for a TIF district so there is security with board turnover. Ruth indicated that we do not have to do projects upfront to get the TID going, we can do the projects as development comes. Williams indicated that he liked the fact that the numbers are on the conservative side because the Northlands could be a sizable project. It is also nice that there are 17 residential lots going in TID #8 without incentives that is encouraging. Adams commented that Ruth did a good job on the worksheet to show the projects and development needed to make the TIF districts work for the Village. There has not been a lot of action on the commercial side, so any help will be helpful in getting projects moving, TID #10 could be one large project and it could pay for it all. Millage questioned on how much of this will be staff going to look for developers or will developers seek the Village? Ruth indicated it will probably be both scenarios for example TID #8 would need a little more help, whereas TID #10 is a larger area and may not. The public hearing will be next week Tuesday, May 22, 2018 for public input.
6. **Comments from committee members.**
Williams commented that this is good stuff. Millage is excited about this project and this will be a good thing for the Village.
9. **Future agenda items.**
The next meeting will be June 11, 2018
Updates on TIDS

Guidelines and goals

10. Adjournment

Motion by Millage to adjourn at 6:06 p.m., seconded by Elder. Motion carried with a voice vote of 6-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved: May 22, 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.