

**VILLAGE OF COTTAGE GROVE**  
**COMMUNITY DEVELOPMENT AUTHORITY**  
**Monday, May 22, 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 John Williams, Mike Elder, John Hogan, & Mike Millage. Jim Ahern, Jerrud Rossing & Jeff Lennberg were absent and excused. Also in attendance were Planning Director Erin Ruth, Administrator Matt Giese, Village Attorney Leighton Boushea, Village Clerk Lisa Kalata and Kyle Adams from Ruedebusch.
3. **PUBLIC APPEARANCES** – None
4. **Discuss and consider approval of minutes of the May 14, 2018 CDA meeting.**  
**Motion** by Millage to approve the minutes of the May 14, 2018 CDA meeting, seconded by Elder.  
**Motion** carried with a voice vote of 3-0-1 with John Hogan abstaining.
5. **Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 8 (See the Public Hearing Notice which was published on May 8, 2018 & May 15, 2018).**  
Public Hearing was opened at 6:33 p.m. Greg Johnson from Ehlers gave an overview of the proposed project plan for TID No. 8. The plan explains the type of district, size and location along with the estimated total project expenditures and potential increment, as well as the expected termination of the district. Millage asked about the general obligation bonds and if the Village would have to finance immediately, Greg Johnson explained that this does not obligate the Village to anything, but the information is needed in the plan. Hogan asked if the CDA or Village Board will be approving the expenditures or will it go directly to the Village Board. Giese indicated that in the past it was the Village Board, however the CDA was not in place when prior districts were created, so it might make sense to have it coming from the CDA to the Village Board. **Motion** by Williams to close the public hearing at 6:48 p.m., seconded by Elder. **Motion** carried with a voice vote of 4-0-0.
6. **Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 9 (See the Public Hearing Notice which was published on May 8, 2018 & May 15, 2018).**  
**Motion** by Williams to open the public hearing at 6:49 p.m., seconded by Hogan. **Motion** carried with a voice vote of 4-0-0. Greg Johnson from Ehlers gave an overview of the proposed project plan for TID No. 9 which will largely be an overlay of the current TID No. 6. The plan explains the type of district, size and location along with the estimated total project expenditures and the potential increment as well as the expected termination of the district. Greg Johnson also explained that they may want to look at closing TID No. 6 because it has not been generating the increment to pay for the project costs. **Motion** by Williams to close the public hearing at 7:00 p.m., seconded by Millage. **Motion** carried with a voice vote of 4-0-0.

7. **Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 10 (See the Public Hearing Notice which was published on May 8, 2018 & May 15, 2018).**  
**Motion** by Williams to open the public hearing at 7:01 p.m., seconded by Hogan. **Motion** carried with a voice vote of 4-0-0. Greg Johnson from Ehlers gave an overview of the proposed project plan for TID No. 10, which will be light industrial and commercial development. The plan explains the type of district, size and location along with the estimated total project expenditures and potential increment as well as the expected termination of the district. Greg Johnson explained that because the infrastructure will have to be built out that the Village may be on the frontend of this TID, but it will all come down to timing. Williams asked if the current map is land that is currently in the Village, Greg Johnson indicated that it was and that it could be amended if other property were to be annexed into the Village at a later time, though they may have to wait until the Village meets the State's 12% TIF rule again. **Motion** by Hogan to close the public hearing at 7:11 p.m., seconded by Elder. **Motion** carried with a voice vote of 4-0-0.
8. **Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, Village of Cottage Grove, Wisconsin".**  
**Motion** by Hogan to approve Resolution 2018-07 designating proposed boundaries and approving a project plan for Tax Incremental District No. 8, Village of Cottage Grove, seconded by Millage. **Motion** carried with a voice vote 4-0-0.
9. **Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9, Village of Cottage Grove, Wisconsin".**  
**Motion** by Millage to approve Resolution 2018-08 designating proposed boundaries and approving a project plan for Tax Incremental District No. 9, Village of Cottage Grove, seconded by Elder. **Motion** carried with a voice vote of 4-0-0.
10. **Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 10, Village of Cottage Grove, Wisconsin".**  
**Motion** by Hogan to approve Resolution 2018-09 designating proposed boundaries and approving a project plan for Tax Incremental District No. 10, Village of Cottage Grove, seconded by Millage. **Motion** carried with a voice vote of 4-0-0.
11. **Comments from committee members**  
None
12. **Future agenda items.**  
The next meeting will be June 11, 2018  
TID No. 6  
Progress of the new TIDs  
Guidelines and goals  
Appointment of Secretary
13. **Adjournment**  
**Motion** by Hogan to adjourn at 7:20 p.m., seconded by Millage. **Motion** carried with a voice vote of 4-0-0.

**Lisa Kalata, Clerk**  
**Village of Cottage Grove**  
**Approved: June 11, 2018**