

COMMUNITY DEVELOPMENT AUTHORITY MEETING

June 21, 2022

Blaska called the meeting to order at 5:02 pm and confirmed that appropriate notice was given.

Members Present: Carter, Blaska, Ald. Kowieski, Magnus and Manke

Members Excused: Moomey and Carlson

Staff Present: Duffy, Ald. Aultman-Kloth, Gallo, Frye and Wallace

Comments from audience: None.

Review CDA Mission: None.

Public Hearing

Rockwell Partners LLC N. Main Street Redevelopment Project

The purpose is to hear public comment on the proposed boundaries of the Designated Redevelopment Area known as 125-131 N Main Street (Tax Key #'s OCOC 0563449; OCOC.563348; OCOC.0563347 *& OCOC.0563346) & approval of a Redevelopment Plan for the Rockwell Partners N. Main Street Project. Proposed project includes but not limited to redevelopment, land acquisition, building demolition, relocation expenses, infrastructure/site improvements, revitalization, professional services & other related costs.

The hearing opened 5:02 PM. Duffy gave a PowerPoint presentation outlining the N. Main Street Redevelopment Plan. He explained the meaning of a blighted area. The project area identified is 121-131 N. Main Street. Duffy stated staff has concluded that this is a blighted area for carrying out a plan of redevelopment. To eliminate those blighted and promote orderly development staff is asking the CDA and Council to execute those powers under the act of the statute. Duffy stated as part of the redevelopment plan there is often a public private partnership involved. He stated Council approved an MOU with a potential developer to look at public/private elements. Some of the potential public improvements are Boardwalk extension, utility upgrades, relocation of the cross walk, village green enhancements, parking expansion, public restrooms, Community room. These improvements have been incorporated into a potential development project and the redevelopment plan should it take place. This allows for the ability to develop incentives through the tax Increment Financing District. Members discussed access to the lake, parking expansion, parking lot, limit parking time, water quality impact and underground parking easement.

Sharon Manke, 507 S. Lapham St representing the German Christmas market stated the Board supports the changes to the Village green.

John Kutz, MSI General and Jeff Scrima, Rockwell LLC, stated they appreciate the feedback and time that the CDA has spent on this.

Laura Gibbs, 908 W. LaBelle Ave spoke in opposition. She read an e-mail that was sent to the Mayor and Alderman today.

No other comments were received. The hearing closed at 5:32 PM.

New Business:

Discussion/Action: Resolution CDA22R-3047 Approving Redevelopment Plan for N. Main Street Redevelopment Area:

Kowieski stated there has never been discussion on using eminent domain for the property located at 137 N. Main St. Magnus stated City staff met with owner of the property and the City has no interest in buying the property or pursuing eminent domain.

Motion by Kowieski to approve the Resolution CDA22R-2047 approving Redevelopment Plan for N. Main Street Redevelopment Area; second by Manke. Motion carried 5-0.

Comments from CDA Members: None.

Motion by Magnus to adjourn; second by Kowieski. Motion carried 4-0. The meeting adjourned at 5:34 PM.

Tina Wallace, Deputy City Clerk