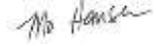


**WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: December 21, 2021**

Digital audio files are archived with these written minutes additionally serving as the official record.

1. PLEDGE OF ALLEGIANCE, ROLL CALL AND CALL TO ORDER. CDA Chair Weihert called the meeting to order at 6:00 p.m. Members present: Soter, Kuhl, O'Connell, Weihert and Petts. Absent: Sharpe, Woods, and the non-voting member from School District. Others present: Everett Butzine of Non-Metro Connections; Ben Filkouski; Alder Ron Griffin also representing RTG Enterprise LLC and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: November 16th, & 22<sup>nd</sup>. MOTION: [Kuhl/O'Connell] to approve the minutes as listed and presented. VOICE VOTE: Motion carried.
3. UPDATES & REPORTS.
  - a. Non-Metro Connections Initial Update. DISCUSSION: Butzine distributed a handout with a draft workplan. He referenced marketing materials. Petts asked for work on outreach to new residents to learn why they came to Waterloo. Butzine said he would have a draft survey for the next meeting.
  - b. Clerk/Treasurer Report. Noted.
  - c. Financial Reports Tax Incremental Finance Districts 2, 3 & 4 and Fund 600. Noted.
  - d. Business Association Liaison Report. No report.
  - e. School District Liaison. No report.
4. UNFINISHED BUSINESS
  - a. 333 Portland Road, Ron Griffin Offer To Purchase A Portion Of Partial Of Parcel. DISCUSSION: Ron Griffin submitted a sign WB-13 Vacant Land Offer to Purchase form and attachments. MOTION: [O'Connell/Soter] to convene in closed session. The body convened to closed session as it relates to deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session 19.85(1)(e) Wis. Statutes. CLOSED SESSION NOTE: The digital file serves as the closed session record for this meeting. The body reconvened to open session at approximately 6:45 pm. FURTHER DISCUSSION: Weihert said members had reviewed the offer and had items relating to: line 287 of the offer document (map); the survey expense not being capped at \$2,400 and the period for survey completion being extended to 90 days. Weihert said Ben Filkouski, representing the City would be preparing a counteroffer. Soter said this was a positive step forward. MOTION: [Petts/O'Connell] to direct a counteroffer to be prepared based on the closed session and outlined during the open session discussions. VOICE VOTE: Motion carried.
  - b. Implementing A Blight Policy, Hiring Code Compliance Services, Follow-up. See Clerk/Treasurer report. No action taken.
  - c. Review Of Tax Incremental Finance – Overview & Progress Report. See Clerk/Treasurer report. No action taken.
  - d. Regulation And Permit For Razing Buildings. DISCUSSION: Kuhl and Weihert asked for existing code to be married to the Park Falls code rather than serve as a replacement. Following up on a Clerk/Treasurer comment, Weihert and Kuhl questioned the necessity for the Park Fall text relating to large buildings.
5. NEW BUSINESS
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.
  - a. Annual Calendar. Noted.
  - b. Everett Butzine raised the development concept of converting Morrison Field to private residential in-fill development space. Attendees reviewed maps of Morrison Field and park space to the north of Morrison Field. Kuhl and others asked for the item to be on the next agenda.
7. ADJOURNMENT. MOTION: [Kuhl/multiple] To adjourned. VOICE VOTE: Motion carried. Time: 7:15 p.m.

Attest:



Mo Hansen  
Clerk/Treasurer