

**VILLAGE OF COTTAGE GROVE
COMMUNITY DEVELOPMENT AUTHORITY
Monday, February 11, 2019**

MINUTES

1. **Call to order-** the 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 John Williams, Jeff Lennberg, Jim Ahearn, Mike Elder, John Hogan and Jerrud Rossing. Absent and excused was Mike Millage. Also, in attendance were Planning Director Erin Ruth, Village Clerk Lisa Kalata, Kyle Adams from Ruedebush.
3. **PUBLIC APPEARANCES-** None
4. **Discuss and consider approval of minutes of the January 14, 2019 CDA meeting.**
Motion by Lennberg to approve the minutes of the January 14, 2019 CDA meeting, seconded by Ahearn. **Motion** carried with a voice vote of 4-0-2 with Elder and Hogan abstaining.
5. **Presentation by Nicole Solheim on Housing Options to Support Businesses.**
Lennberg introduced Nicole Solheim from Gorham and Company to give a presentation on housing options that support business within a community. Nicole explained that a lot of communities are asking how to develop housing uses as we grow our communities. Communities are looking to have different types of housing, as businesses are looking for areas that have housing options, so it is easier to retain employees. Also, people are looking to come back to the communities that they grew up in and starter homes or retirement homes may not be an option. She gave several examples of projects in surrounding communities that have developed mixed use housing options. Nicole also pointed out that you increase your tax base with multi-family housing more than with single family housing. Lennberg asked how many put retail in the base of the development? Nicole indicated that they are seeing it more because of the location of the building, which may be more of a main street location. Williams asked if they are developed mostly in TIDs? Nicole indicated that they use a variety of funding sources. Giese asked if most developments are owned by the municipality? Nicole indicated that is about 50/50 between municipality owned and privately owned. Ruth asked if there is push back with affordable housing with neighbors? Nicole indicated that they get feedback, but you need to have buy in from the boards and staff, so the community can see the need for the project. A typical building would be 70% affordable housing and 30% market rate, and all units look the same.
6. **Discuss and consider amendment to ordinance 16-9, the Village's Room Tax Ordinance.**
Melissa Raticiff- was present to ask the committee to vote no to changing the room tax rate. This would take away from businesses, chamber and tourism and it is coming from an outside source. TID #10 can support a hotel and we should let the TID work for itself.

Sun Prairie made the change to their rate over a period of time and they also gave incentives in the TID to get the hotel. There are also costs associated with the ordinance change as well. Lennberg commented that he feels a hotel will come no matter what they do, and Ratcliff made some good points. Williams indicated that the ordinance will need updating regardless if they change the rate or not. Ahearn questioned if the rate has been discussed with any potential hotel that has had interest in the Village? Giese indicated that it is not an issue the bigger issue would be the incentives that would be needed to get the type of hotel the Village would like to have. **Motion** by Ahearn to keep the room tax at the current rate and to make the changes necessary for the tourism commission and other language changes that are needed, seconded by Lennberg. **Motion** carried with a voice vote of 6-0-0.

7. Discuss and Consider Directing Staff to Prepare an Amendment to the Village Ordinance to Create a Tourism Commission Per Wis. Stat. 66.0615.

Ruth explained the memo in the packet and what would be needed to create a Tourism Commission. The committee agreed with the staff recommendation in the memo. **Motion** by Williams to draft a Tourism Commission ordinance with it being a five members and following the recommendations in the staff memo, seconded by Rossing. **Motion** carried with a voice vote of 6-0-0.

8. CLOSED SESSION: pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session; and pursuant to Wisconsin State Statute §19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, real estate matters affecting TID# 10 development.

Giese indicated that there was no a reason to convene into closed session.

Motion by Lennberg to not convene into closed session, seconded by Ahearn. **Motion** carried with a voice vote of 6-0-0.

9. Reconvene into Open Session and Possible Consideration of Closed Session Items.

Committee did not convene into closed session in item #8.

10. Future Agenda Items

Tourism Commission Ordinance

TID updates

11. Adjournment

Motion Ahearn to adjourn at 6:37 p.m., seconded by Elder. Motion carried with a voice vote of 6-0-0.

**Lisa Kalata,
Clerk Village of Cottage Grove
Approved: March 11, 2019**