

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT SUBSEQUENT MEETING

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
January 29, 2018 – Minutes - DRAFT**

The meeting was called to order at 6:31 p.m. by Chair Greg Thoemke. Members Present: Greg Thoemke, Lori Rodefeld, Anthony Edge, Mark Janowiak, and Dave Wyttenbach. Also present: Village Administrator Bryan Gadow.

Announcement: All cell phones shall remain off during the meeting.

Agenda: Motion by Anthony Edge to approve the agenda, second by Mark Janowiak. Motion carried.

Approval of Minutes from 11/27/17: Motion by Dave Wyttenbach to approve the 11/27/17 minutes, second by Anthony Edge. Motion carried.

Update/General Discussion on Business Retention and Expansion Program: Administrator Gadow provided an update on BRE visits by Committee members. The Committee members updated the visit schedule.

General Discussion on Tax Increment Finance (TIF) Policy/Handbook: Administrator Gadow provided an overview of the TIF Handbook project, noting that it would provide clear directions from the CDA/Village Board on how the Village will or will not utilize TIF prior to a developer submitting a request. Dave Wyttenbach noted his desire to assist commercial manufacturing versus commercial retail, in the context of the “but for” test. Mark Janowiak asked Staff to research any mistakes to avoid that other communities have experienced. Anthony Edge noted that Paul Jadin (Madison Area Regional Partnership) discussed a few situations like that in the October 2017 Economic Development 101 session. Lori Rodefeld asked about the Green County Development Corporation/Monroe project that has not yet moved forward. Mark Janowiak asked if there were set market or population thresholds for certain business types to locate within a community. Administrator Gadow stated he would research that question and provide a draft of the TIF handbook for CDA review at a future meeting.

Economic Development Update: Administrator Gadow provided an update on the February 27th Façade Improvement Workshop, the potential for New Glarus to host a Small Communities Forum in Summer 2018, his upcoming lobbying effort for the State Historic Tax Credit program, and improving communication and coordination among the CDA and Historic Preservation Committee (HPC) on projects of mutual interest. The Committee also discussed available parcels for rent, the potential for additional fitness space, and an update on the Flannery’s project.

Adjournment: Motion by Mark Janowiak to adjourn the meeting, second by Anthony Edge. Motion carried. The meeting adjourned at 7:06 p.m.

Minutes taken by Bryan Gadow, Village Administrator

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