

**Community Development Authority  
of the City of Onalaska**

Wednesday, April 10, 2019

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1 The meeting of the Community Development Authority of the City of Onalaska was called to  
2 order at 4:00 p.m. on Wednesday, April 10, 2019. It was noted that the meeting had been  
3 announced and a notice posted at City Hall.

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5 Roll call was taken with the following members present: Ald. Jim Binash, Ald. Jim Olson, Joe  
6 Bucheger, John Lyche, Ron Johnson, Ann Brandau, Mike Gargaro

7

8 Also Present: Planning Manager Katie Aspenson, City Engineer Jarrod Holter, Ald. Diane Wulf,  
9 Dennis Aspenson of Traditional Trades

10

11 **Item 2 – Approval of minutes from the previous meetings**

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13 Motion by Ald. Olson, second by John, to approve the minutes from the previous meeting as  
14 printed and on file in the City Clerk’s Office.

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16 On voice vote, motion carried.

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18 **Item 3 – Public Input (limited to 3 minutes/individual)**

19

20 Mike called three times for anyone wishing to provide public input and closed that portion of the  
21 meeting.

22

23 **Consideration and possible action on the following items:**

24

25 **Item 4 – Update on Onalaska Redevelopment Plans for the State Road 16 Corridor and**  
26 **Downtown Onalaska**

27

28 Katie said the Common Council had approved and placed on file both the State Road 16 Corridor  
29 and the Downtown Onalaska Redevelopment Plans Tuesday evening. Katie said the Council’s  
30 approval is “one more step that can validate the process.” Katie reported the Common Council  
31 had received the most updated version, and she told CDA members she had updated the  
32 redevelopment planning section of the Planning Department’s webpage at cityofonalaska.com.  
33 The plans are posted on the website, and Katie said she had sent out links to the plans.

34

35 Katie asked CDA members if a number of the plans should be printed professionally in addition  
36 to having them online.

37

38 John said he believes it would be logical to obtain quotes from local printers.

39

40 Mike asked Katie if the plan may be sent electronically.

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42 Katie said the files are so large that the plan may not be emailed to someone. However, Katie  
43 reiterated the plan may be found at cityofonalaska.com. There also is a direct link to the website  
44 so that the plan may be downloaded on a computer or a device. Katie said staff also could  
45 download the plan onto a flash drive at no cost if someone provides one.

46

47 John asked Katie to bring quotes from printers to the May 15 CDA meeting.

48

49 Mike asked Katie if there are lists of developers that have been asking questions, and also if she  
50 has contacted them about going to the city's website.

51

52 Katie said, "They've already been sent them. People have reached out in the last two weeks."

53

54 John inquired about the hit ratio on the website.

55

56 Katie told John she had built it today and the only likely hits on the website are from her making  
57 sure the links are functioning correctly. Katie said the city has the ability to track how many hits  
58 it gets online.

59

60 Joe asked if the plans possibly could receive media coverage in the newspaper.

61

62 Katie said she can send out a news release acknowledging the adoption of the plans as well as  
63 plan summaries.

64

65 Ron referred to page 6 of the Downtown Onalaska Redevelopment Plan and pointed out a  
66 heading mistakenly identifies State Trunk Highway 35 as STH 25.

67

68 **Item 5 – Review and Consideration of Contract Amendment #2 with HKGi regarding the**  
69 **Onalaska Redevelopment Plans**

70

71 Mike said he believes the amendment is related to HKGi's presentation at Tuesday evening's  
72 Common Council meeting, materials for the public meeting held in January, and an additional  
73 CDA meeting.

74

75 Motion by Joe, second by Ald. Olson, to approve Contract Amendment #2 with HKGi regarding  
76 the Onalaska Redevelopment Plans in the amount of \$6,445.00.

77

78 On voice vote, motion carried.

79

80 **Item 6 – Review and Consideration of Onalaska Redevelopment Planning Invoice #018-**  
81 **036-9 (HKGi)**

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83 Mike asked Katie if this is the final invoice.

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85 Katie said this is the final invoice for the project.

86

87 Motion by John, second by Ann, to approve Onalaska Redevelopment Planning Invoice #018-  
88 036-9 (HKGi) in the amount of \$8,761.40.

89

90 On voice vote, motion carried.

91

92 **Item 7 – Closed Session**

93

94 To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin  
95 Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the  
96 investing of public funds or conducting other specified public business whenever competitive or  
97 bargaining reasons require a closed session:

98

- 99 • Discussion and Consideration of a Development Agreement with Marvin Wanders of  
100 GRR Onalaska, LLC, P.O. Box 609, La Crosse, WI 54602 as associated with Tax  
101 Incremental District (TID) #5

102

103 If any action is required in Open Session, as the result of the Closed Session, the Community  
104 Development Authority will reconvene in Open Session to take the necessary action and/or  
105 continue on with the printed agenda.

106

107 Motion by Ald. Olson, second by John, to convene in Closed Session.

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109 On roll call vote: Ald. Jim Binash – aye, Ald. Jim Olson – aye, Ann Brandau – aye, Ron  
110 Johnson – aye, John Lyche – aye, Joe Bucheger – aye, Mike Gargaro – aye. In Closed Session at  
111 4:11 p.m.

112

113

114 Recorded by:

115

116 Kirk Bey