

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

Monday, February 29, 2016

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1 The meeting of the Community Development Authority of the City of Onalaska was called to
2 order at 4:02 p.m. on Monday, February 29, 2016. 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: Mark Hansen, Ann Brandau, Ald. Jim
6 Olson, Mike Gargaro, John Lyche, Ald. Barry Blomquist

7
8 Also Present: Mayor Joe Chilsen, Interim Land Use and Development Director Katie Aspenson,
9 City Engineer Jarrod Holter, Financial Services Director/Treasurer Fred Buehler, Ald. Harvey
10 Bertrand, Brad Viegut of Robert W. Baird

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12 Excused Absence: Ron Johnson

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14 **Item 2 – Approval of minutes from the previous meeting**

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

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19 On voice vote, motion carried.

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

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

25
26 **Consideration and possible action on the following items:**

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28 **Item 4 – Update and discussion on the Building the Great River Landing Project**

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30 Jarrod noted that Short Elliott Hendrickson had submitted the 90-percent plans on February 26
31 and said staff is reviewing the plans. Jarrod said the project will be advertised in the March 11
32 and March 18 editions of the Onalaska/Holmen Courier Life. Bids will be opened on March 31,
33 and the project will go before the Board of Public Works on April 5 and the Common Council at
34 its April 12 meeting for possible approval.

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36 Ald. Bertrand asked Jarrod if he has received any feedback about the project.

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38 Jarrod said that while he has not personally received many comments from citizens, he has heard
39 citizens discussing the project in public and some have the misconception that it will cost the city
40 \$15 million. Jarrod said, “I am confident with what we are proposing for a plan set and what
41 we’re trying to achieve as a goal with that project that it is consensus-driven and once we get it

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42 built it will be a prideful thing for the community.”

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44 Mayor Chilsen said all the comments he has heard about the project from residents at senior
45 centers have been positive.

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47 **Item 5 – Review and consideration of 2015 Year-End Financials**

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49 Fred noted that a copy of the unaudited financials has been included in CDA members’ packets
50 and said the CDA has \$261,303.74 available. Fred referred to the revenues and expenditures
51 page and noted that \$58,000 had come from room tax, while expenditures totaled \$25,031.03.
52 This leaves a net income of \$32,619.96.

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54 Motion by John, second by Mark, to approve the 2015 Year-End Financials.

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56 On voice vote, motion carried.

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58 **Item 6 – Closed Session:**

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

64

- 65 • Discussion related to negotiation of strategies and contracts related to the downtown area.

66

67 If any action is required in Open Session, as the result of the Closed Session, the CDA will
68 reconvene in Open Session to take the necessary action and/or continue on with the printed
69 agenda.

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71 Motion by Ann, second by Mark, to convene in Closed Session.

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73 On roll call vote: Ald. Barry Blomquist – aye, Ald. Jim Olson – aye, Ann Brandau – aye, Mark
74 Hansen – aye, John Lyche – aye, Mike Gargaro – aye. In Closed Session at 4:10 p.m.

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77 Recorded by:

78

79 Kirk Bey