

**MINUTES FROM COMMUNITY DEVELOPMENT AUTHORITY**  
**July 11, 2017**

Present: Kjell Erlandsson; Fran Martin, Bill Streeter, Marla Wishau, Bob Bradley, Dave Gobis

Excused: Lee Wishau

1. Meeting was called to order by Fran Martin at 2:00 p.m. at the Caledonia Village Hall meeting room.
2. Handouts from Fran Martin: June 8, 2015 minutes; Commercial district economic development playbook for Caledonia-2010; Village of Caledonia Cost/Impact of Development Analysis-Ehlers-2011; Memorandum April 18, 2006/07 Village Economic Development Plan..
3. General discussion and review of CDA handouts:  
Bob Bradley sees CDA as improving existing areas. A perfect example would be Franksville.  
Also, does not want duplication of activity. Currently the village pays for Zoning/Planning and RCEDC, so the CDA should not be doing like activities.  
Fran Martin asked who looks at the long range plans of the areas?  
Kjell Erlandsson asked about long range planning, there is no long range planner at this time anywhere.  
Bill Streeter stated that in the 2006 Village Economic Development Plan there are 17 things the CDA originally partnered with that are not done. They would still be a viable plan to build on.  
Bob Bradley sees CDA more about improving the livelihood for the Village  
Fran Martin wonders if we are short or long term reactive or planners  
Bob Bradley said we should look at everything whether we pass it off to a Village department or contract service  
Fran asked about the limits of the CDA authority  
Dave Gobis was interested in the promotion of a healthy environment in the Village. Examples were blighted area issues and the growing number of dead ash trees left in the wake of the ash borer.
4. List of areas we should be involved with:
  - a. School system issues and improving perceptions of the school system.
  - b. Blighted properties – creation of process; set up what constitutes blighted properties on website so citizens can report concerns; follow-up on reports; maintain/update process
  - c. Create more opportunities to “meet your neighbor” and more community activities using existing park facilities
  - d. Possible internship opportunities to involve college students and assist us with website maintenance and research.Fran and Bob agree the CDA does not have a role as of now in the I-94 Corridor development
5. Restructuring the Memorandum from April 18, 2006  
CDA MISSION : TO MAINTAIN AND PROMOTE THE QUALITY OF LIFE IN THE VILLAGE OF CALEDONIA

**CDA Goals**

1. Improve the educational system by working to improve the Racine Unified School System, as well as examining alternatives to the current system that will provide high quality, cost effective educational experience for residents. Working with Academic Pathway program.
2. Stay involved with the Park and Recreation Commission activities through the minutes. Increase communications so they can work with us to implement improvements for the citizens like dog parks, pedestrian paths, use of the parks for regional activities. Also involve Real Racine to invite groups interested in hosting activities in Racine.
3. Develop a reputation locally, regionally and nationally for the quality of life in the Village. Monitor customer service by the Village Staff and Elected Officials and ensure a high quality living environment including a mix of urban and rural lifestyles.
4. Refine the Village building and zoning permitting process (residential and commercial) in order to better facilitate projects and processes. Also review engineering processes where they are involved with development permit approvals.

5. Establish cost-effective Tax Increment Financing (TIF) Districts that will facilitate appropriate growth in the Village. RCEDC is the primary, but CDA may also initiate this process by bring it to the Village Board and/or RCEDC for consideration.
  6. Provide appropriate assistance to existing businesses in the Village that will enable them to remain in the Village, compete and expand in the future.
  7. Work with Real Racine to expand tourism and use Village and local business resources to promote a positive view and exposure to the Village of Caledonia.
  8. Work with the County Zoning department and the Village Building and Engineering departments to understand and develop a policy to effectively address blighted properties. CDA would define what constitutes blighted, create a process that works for zoning/building departments, maintain the process should anything change and monitor/evaluate the activity to make sure everyone is satisfied with the process and results.
  9. Review and evaluate any changes in large amounts of land use. Example is WE Energies purchasing many properties, removing houses and changing property to agricultural.
6. Short term activity includes
- a. getting results for a solution to the Douglas Avenue median
  - b. addressing several blighted properties that are unsightly on Douglas Avenue
  - c. evaluation of WE Energy property purchases
7. Other discussion: Long term planning and Visioning is not a concern of CDA at this time, but perhaps it should be is there a vacuum?
8. Meeting adjourned 3:48 p.m. Motion made by Bob Bradley. Seconded by Bill Streeter. Motion Carried.

Respectfully submitted by Marla Wishau