

# MINUTES FROM COMMUNITY DEVELOPMENT AUTHORITY

October 24, 2018

Present: Kjell Erlandsson; Fran Martin, Marla Wishau, Jim Dobbs, William Streeter

Absent: Dave Gobis

Also Present: Lee Wishau, Martha Hutsick, Jeremy Hinds, Elsa Mileager, Chris Geary

- 1) Meeting was called to order by William Streeter at 5:02 p.m. at the Caledonia Village Hall meeting room.
- 2) Approval of Minutes from September 24, 2018 and of the Workshop from October 5, 2018. One change on the minutes under #6, change from Year to Month's. Motion to approve Fran Martin seconded by Kjell Erlandsson. Motion Carried
- 3) Item #6 (a) Caledonia Douglas Avenue Business Association Report by Martha Hutsick: the current priority is the Hwy 32 Resurface project taking place in 2019 and the building of a relationship between the State DOT and CDABA to make sure the businesses will be able to remain open with easy access to their businesses. There will be a meeting with the DOT on November 15 at 10:00 a.m. and all committee and board members are welcome to attend. It will be in the Village board room. (b) The CLUE study was reviewed and discussed by the CDABA and they thought there were good ideas, even though some issues are no longer current. Some issues like façade upgrades were good ideas that could be implemented. Lee wants to have CDABA to prioritize ideas they like and be involved in how Douglas Avenue will be built out with some long range planning. The CDABA will be meeting the second Tuesday of December at 8:00 a.m. and will discuss this.
- 4) Item #3 (a) A draft drawing of what the Caledonia Welcomes You sign was provided by Elsa Mileager and discussed. This sign was selected by the workshop committee and brought to the meeting for comment. It was well received and Kjell and Jeremy would take the drawings and try to create a bill of materials with other specifications so we could put it out for bid. Comments were that the lettering, which would not be engraved but raised and reflective (possibly metal) be solidly secure so it is not vandalized. Another comment was to add the village population, but the committee was not in support. (b) Fran Martin met with Payne and Dolan's Brian Endres, who was very positive and hopeful that they would be able to assist the village by locating the sign on their property, the northwest corner of Three Mile and Douglas Avenue, and move the fence to accommodate site improvements. Marla found out that the sign could not be in the ROW, but should be located on private property and the County would not be involved with the size of the sign if the board approves it.
- 5) Item #4. Marla asked the committee to support the following Resolution to allow for financing the Caledonia sign with our funding from 2018 into 2019. The CDA committee asks the board to include the following in its budget process – The Board authorizes the transfer of fund balance in the 2018 Community Development Authority account 6736 to the newly created capital account named Caledonia CDA Signs (Larry will number) which is a non-lapsing capital account to fund Caledonia Welcome signs as they are approved by the board. Motion made by Marla Wishau, seconded by Fran Martin. Motion Carried.
- 6) Item #5 Chris Geary was at the meeting for Elaine Ekes who was out of town. He reviewed our purpose for adding blight ordinance. We stated the objective of the blight ordinance is to create a mechanism to address buildings in disrepair in the village. Currently, Caledonia has several strong property ordinances, but any building ordinances are in the health department and do not involve the village staff directly. There are no minimum building standards or owner requirements that are easy for citizens to act on. Chris pointed out we also have razing as an option if repairs are over 50% of the value of the building, and the village can recover the costs by adding it to the property taxes, but it is quite a drawn out process when the easiest course of action is to get compliance for correcting blight issues voluntarily. The committee reviewed Oak Creek's ordinance, but Marla pointed out that it was so involved and detailed, designed as a proactive ordinance, not reactive. Currently, we are looking at more of a reactive system, where the village reacts to complaints filed with the village. Marla liked Mount Pleasants ordinance for its simplicity and breaking out of the building maintenance issues from the grounds issues. We already have ordinances for junk cars, weeds, lawn, garbage, etc. We don't have items to address tarps on roofs, and buildings that are in such disrepair they border on hazard. Chris works with Sturtevant and thought our blight goals were very similar to theirs. He suggested we look at Sturtevant. For the next meeting Jim Dobbs will ask Tom Christensen to invite the Oak Creek and Sturtevant to tell our committee how the blight ordinance works for them, and we can ask questions, so we might prepare an ordinance and complaint form/system to best suite our needs. The date chosen for the meeting is November 20, with one municipality coming in at 3:00 p.m. and the next at 4:00 p.m., to be followed by our monthly meeting at 5:00 p.m.
- 7) No new business
- 8) Meeting adjourned at 6:40 p.m. Motion made by Fran Martin, seconded by Marla Wishau. Motion Carried

Respectfully submitted by Marla Wishau