

**Community Development Authority (CDA) Meeting Minutes  
October 28, 2020 Zoom Meeting**

Committee Members Present: William Streeter, Fran Martin, Dave Gobis, Jim Dobbs

Others in Attendance: Peter Wagner, Helena Dowd

Not Attending: Kjell Erlandsson,

1) Meeting called to order

Zoom meeting called to order by at 4:03 p.m. by William Streeter

2) Approval of Minutes from the September 23, 2020 meeting.

Motion to approve by Dobbs

Seconded by Martin

Approved unanimously

3) Prevention of Blight Discussion and Brief Ordinance and Enforcement – Pete Wagner

Wagner and Gobis discussed using Caselle Code Enforcement software to produce monthly reports on the number of cases pending and resolved. Wagner addressed obstacles that arose in attempting to issue a citation to the owner of 7915 USH 41 for violating conditions the conditional use permit for the property. The difficulty stems from the Police Department not having the Village's new Zoning Code numbers in the system for issuing tickets. Dobbs advised Wagner to check with Village counsel to find a way to cite the owner. Discussion transitioned to the acquisition of Zoning records from the County and the capability of the Village to electronically store them.

Streeter asked Wagner what is meant by blight prevention. Blight prevention often targets housing that may be declining in its quality because owners aren't maintaining the premises, such as is common with older multi-family developments. An example would be the multi-family buildings at 4 Mile and North Green Bay roads. Wagner said prevention of blight can mean providing landlords with programs focused on improving housing stock in a community through subsidies or grants. Loan programs might serve as incentives for landlords to invest in property improvements. Ensuring the Village has quality housing in the community can be a focus of the CDA but he noted there are not many problem with poor housing stock. Loan programs can also be used for projects that enhance a property, such as façade improvements. It is possible for the Village to apply for money in the form of Community Development Block Grants that can be earmarked for community programs run by private nonprofit organizations to improve the quality of life for people in the community.

4) Update-Process for determining the Mission of the CDA – Jim Dobbs

The Legislative & Licensing Committee is reviewing options to provide future direction to the CDA.

5) Update on Land Use Plan Committee – Fran Martin – Martin said nothing has happened with this committee because the 2050 SEWRPC plan has been adopted and the scope of the committee may no longer be relevant.

Wagner explained the SEWRPC plan is applied at a state and federal level and that it does not supersede the Village 2035 Comprehensive Plan. While Racine County is scheduled to update to its 2035

Comprehensive Plan in the first half of 2021, Racine County likely would be receiving updates from all the municipalities in the County and incorporating all of the local land use changes into its plan. Though the Village had hoped to piggyback on the County update, it will not update the Village plan in any way. Therefore, the Village should budget money to hire a consultant to update its 2035 Comprehensive Plan.

6) Update on development opportunities

Martin said she stopped contacting the perspective developer for the former Kmart site because that was what she thought her instructions were from last month's meeting. Dobbs encouraged her to follow up on the proposal, saying all ideas are welcome and that as the project moves forward, there is a point when it is turned over to Village staff to oversee. Martin said she would continue to pursue the idea.

7) Caledonia Douglas Avenue Business Association – Report from Martha Hutsick -- no meeting held in Oct due to COVID19.

8) Signage — Streeter read from a memo stating Payne & Dolan is still committed to the project and has a plan for the sign at 3 Mile and Charles and that the project is proceeding slowly. It sounds like Village might have to front the money and then get reimbursed. Dobbs said that could be worked out if necessary. Streeter will follow up.

9) Treasurers Report – Kjell Erlandsson

No report

9) Adjourn

Adjourn 4:55 p.m.

Motion to adjourn by Martin

Seconded by Gobis

Meeting adjourned

Respectfully submitted by Helena Dowd