

**MINUTES  
JOINT EDA/EDAB  
JANUARY 22, 2020**

The meeting was called to order at 6:00 p.m.

Present: Brunner, Horak, Keleher; Aide: Short; Commissioners: Prudhon, Ruzek, McCune; Assistant Treasurer: Christopherson; Attorney: Chad Lemmons; Finance Officer: Tom Kelly; Town Planner: Tom Riedesel;

Absent: Akenson, Artner, Stofferahn, without notice

**APPROVAL OF AGENDA (Additions/Deletions):** Horak moved approval of the agenda as submitted. Brunner seconded. Ayes all.

**APPROVAL OF EDA MINUTES OF DECEMBER 16, 2019 & EDAB MINUTES OF NOVEMBER 12, 2019:** Horak moved approval of the EDA minutes of December 16, 2019 and the EDAB minutes of November 12, 2019. Brunner seconded. Ayes all.

**STABLE PROPERTY – UPDATE:** The EDA consultant Bill Short was present to discuss this agenda item. TIF Attorney Jenny Boulton was present to discuss this agenda item and answer questions of possible scenarios. Short updated the Boards on the last conversation recap, where Short drew up a list of options to do regarding the Stable Property as a guide. This list was a handout for the meeting and was discussed point by point. Items 1 through 3 were finished or mostly finished.

TIF mechanics were discussed and how the Town would recapture what funds were poured into the property thus far. The property was acquired by EDA money from TIF districts 1 and 2. Boulton mentioned that within the rules of TIF properties it can cover 10 to 15% of buildings that had been built to substandard building tests and parcels equaling 70% of the district, but at least 15% of the design. So this redevelopment has been designed to accommodate these TIF rules.

The Town Finance Officer brought a spreadsheet that showed the funds funneled into the property and how creating a TIF district on 8 parcels of land holding 8 single family homes would help remedy the EDA account. There was discussion over selling the land at market price not the appraisal price. It was noted that developing this TIF district may be the best shot to generate more funds, but it is still not guaranteed.

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There was discussion of the sewer and water hookup fees, connection fees, permit fees, grading, filling, and other expenses the future developer would face. While there was some speculation over whether a developer would purchase the land at cost was briefly discussed, it was noted that developer round table discussions happen within communities and municipalities. It would be something worth considering hosting developers and discussing the land.

There was discussion of potentially retaining the land for future use. There was discussion over having another joint EDAB and EDA meeting. There will be more discussion on this agenda item at the February Town Board Executive meeting.

**ADDED AGENDA ITEMS:** None.

**RECEIVE ALL AGENDA MATERIALS & SUPPLEMENTS FOR TODAY'S MEETING:**  
Brunner made the motion to receive all agenda materials and supplements for today's meeting. Horak seconded. Ayes all.

Brunner motioned to adjourn the meeting at 6:57 p.m. Horak seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh  
Recording Secretary