

**VILLAGE OF MOUNT HOREB  
COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES  
WEDNESDAY, JUNE 9, 2021**

The Community Development Authority of the Village of Mount Horeb met on the above date in-person and virtually (hybrid).

**Call to Order/Roll Call:** Chair Murphy called the meeting to order at 6:00pm. Present were Murphy, Durtschi, Boehnen, Tetzlaff and Littel. Rasmussen and Gobourne were absent. Also present were Administrator Nic Owen, Economic Development Director Rowan Childs, School District Administrator Steve Salerno, and Deputy Clerk Chrissy Kahl.

**Approval of May 12, 2021 Minutes:** Motion by Littel to approve, second by Tetzlaff. Motion carried.

**Consent Agenda:**

- A. Economic Development Director's report: Childs gave a report. Over 1,500 Housing Task Force surveys were completed. Childs also talked about new businesses that will be opening soon.
- B. Mount Horeb Area School District Report: Salerno gave a report. The school district recently celebrated retirements from 2020 and 2021. They are also working on rebuilding programs such as youth apprenticeships since there were none in 2020.
- C. Mount Horeb Area Chamber of Commerce Report: King provided a report in the meeting packet. No one had questions about the information provided.

**Review and Discuss Strategic Plan Progress:** Childs reviewed her report. There have been some good discussions and presentations at the Strategic Plan meetings. Durtschi asked about how attendance has been for the meetings. When the meetings were virtual the attendance was low. The in-person meetings have had better attendance especially the last morning session at 15 people in attendance. The businesses in attendance have been varied in business types.

**Update on Tax Increment Finance Districts:** Owen gave an overview. TID 3: Springdale Street area. This TID will retire in 2027 and is made up of residential and industrial areas. The Village is responsible for 1/3 of the remaining debt. TID 4: Area is around Walgreens and Trollway Shoppes and includes a few vacant lots. Financially, this TID is doing well. Will discuss closure at Village Board and an extension on the increment collection period for one year to generate income to use toward affordable housing. TID 5: Downtown area. This TID will retire in 2047. There have been many improvements done and more opportunities left. There has been some interest on developing the former Wisconsin Surplus site.

**Discuss Available Property Mapping:** Childs and Boehnen presented this item. The Village would like to create a list or map of available properties. Some possibilities are to advertise on inWisconsin and our website. Also, to find an effective way to let prospective sellers and businesses know how to find these resources.

**Discussion on Downtown Projects:** Murphy gave an overview. The downtown TIF was created in 2015-2016 with a mix of retail, single family and multi family. Murphy would like some of this in the Comprehensive Plan. The previous vision being on preserving historic buildings, preserve cultural history, seek sustainable businesses, find a balance between new business and existing business. Some types of shops or services the CDA would like to see are a cheese shop, pet store, kitchen wares store with cooking classes, indoor activity area for children, performing arts center with night time programs.

**Comprehensive Plan Update:** This item was combined with the previous item discussion.

Tetzlaff left the meeting at 6:55pm.

**Items for Future Meetings: Review of Strategic Plan Goals, TID Update, Industrial Park Land, Downtown Projects, Workforce Development:** Owen said there will be a future meeting with Shawna Rasmussen regarding workforce development and a closed session meeting is planned for July to discuss downtown businesses.

**Adjourn:** The meeting was adjourned at 6:57pm.

Minutes by Chrissy Kahl, Deputy Clerk