

**Village of Spring Valley
CDA Committee
July 27, 2023**

Call to Order: The meeting was called to order at 5:25 p.m. at the Village Hall.

Members Present: Theresa Koch, Corey Bauer, Kevin Olson, Brenda Haack.

Members Absent: Ruth Lukes

Staff present: Clerk Emerson

Others present: Sean Lentz and Josh Lowe from Ehlers & Associates, Village Attorney Phil Helgeson.

Approval of Agenda: Motion (Bauer/Olson) to approve the agenda with update that items 2 and 3 will be discussed in closed session. Carried.

1. Sean Lentz began with an explanation of the role of Community Development Authority. A CDA committee is created to carry out specific transactions on behalf of the Village. There are certain transactions the state does not allow a municipality to carry out, thus the CDA. CDA is usually created for a blighted TID district and acts as a buffer between that district and Village. It is set up as a sub-corporation to the already Incorporated Village, it would not have EIN, it is overseen by the Village Board meaning the Board dictates what authority and territory within the Village CDA would oversee and at any time the Board can disband CDA if they feel their goals are not being fulfilled. This is done by either ordinance or resolution, the committee requires seven members, the Village Board approves the ordinance/resolution creating CDA, Board reappoints all seven members to CDA, Board then empowers CDA to carry out specific goals/duties on behalf of the Village. A blank ordinance form to establish a CDA, perhaps from the late 1990s, was located but to date Clerk Emerson has not found where its approval was on an agenda or in meeting minutes.
2. General updates: a collective sign for businesses in the business park cannot be paid for with TID monies. Emerson will look into a different type of sign that costs less and look at how that might be paid for, whether it's a Village expense or the businesses split the cost.

Motion (Olson/Bauer) to go into closed session pursuant to WI State Statute 19.85 (1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and WI State Statute 19.85 (1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body. For the purpose of discussing lower-level nursing home, TID 3 buildings, TID 2 lot purchase.

Motion (Bauer/Haack) to go back into open session.

Action from closed session: Directive to Clerk Emerson to research FMV of specific lot in TID 2.

Motion (Haack/Olson) to adjourn 6:55 p.m. Carried.

Respectfully submitted

Luann Emerson, Clerk