

## Community Redevelopment Authority (CRA)

### Meeting minutes November 2, 2022

Called to order at 6:31 pm. Present: Lori Novotny, Jane Mallam, Carol Grummert, Bryan Davidson. Alison Janecek-Borer was also present.

The October 11, 2022 minutes were read. Carol made a motion and Jane second to change the meeting minutes. The change is regarding the Shelley Enterprises grant submission and now reads: "The CRA approves to pay 50% of the \$11,350 roof replacement and 50% of the \$970 electrical trenching. The CRA will consider other grant submissions as long as the total project CRA portion does not exceed 50% of \$15,000." Motion carried 4-0

The only agenda item was to discuss the possible transfer of the Nostalgia building from Nancy Bond and DeeLynne Bednar to redeveloper Chris Erpelding.

After discussion the CRA members wants two conditions to be met in order to go forward with the transfer.

Condition 1: Either the current owner or the future owner, or a combination of the two pay back to the CRA the attorney's fee and all fees associated with transfer of the property.

Condition 2: Requiring the current owners of Nancy Bond and DeeLynne Bednar to pay for the deficiency between the expected annual property taxes (\$1,400) and the actual taxes (\$161.80) for the building for the years of 2021 and 2022. The deficiency occurred because even after all of the work to the building, the current valuation is only \$12,605 and not the projected \$60,000. Additionally, the new owner/developer must continue making the deficiency payments during rest of the 15 year TIF project, or years of 2023 to 2036 should there be any.

The meeting adjourned at 7:00 pm

Respectfully submitted by Bryan Davidson