

Plan Commission Meeting

MINUTES

09/03/2019 6:00 PM

CITY HALL

MEETING CALLED BY	Mayor Pinnow
TYPE OF MEETING	
FACILITATOR	
NOTE TAKER	Jerry Elmer
TIMEKEEPER	
ATTENDEES	Jerry Elmer, Mayor Pinnow, Dan Brown, Richard Peach, Attorney Mike Faust, Council Rep Paul Huffman, RJ Logan, Jaine Winters, Richard Peach

AGENDA TOPICS:

CALL TO ORDER. ROLL CALL. PUBLIC APPEARANCES. COMMITTEE COMMENTS OR QUESTIONS.
APPROVE PRIOR MINUTES

DISCUSSION	<p>Quorum present. No public appearances No committee comments or questions</p>	
CONCLUSIONS	<p>Jaine Winters made a motion to approve the prior meeting minutes of 08/05/2019 & 08/12/2019. A second to the motion was made by Dan Brown. Motion carried</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

DUNLAVY HOUSING STOCK IMPROVEMENT LOAN REQUEST

DISCUSSION	<p>The Dunlavy's application indicates they will be doing \$15,000 in repairs and are requesting a loan in the amount of \$7,500. The Dunlavy's application met most of the criteria required for the loan. What was not clear is that there is a 90% Loan to Value of their property and the property's value falls within 120% of the median value of houses within the City of Brodhead. The Dunlavy's said they have an older appraisal that indicates they will meet the 90% LTV threshold and Jerry Elmer said he would follow up with the City Clerk regarding the median value.</p>
CONCLUSIONS	<p>Dan Brown made a motion to approve the Dunlavy Housing Stock Improvement Loan application requesting a loan of \$7,500 subject to verification of a 90% loan to value of their property and their property being within 120% of the median price of houses within the City of Brodhead. A second to the motion was made by RJ Logan. Motion carried.</p>

THREE WATERS RESERVE. CASEY JONES BUILDING IMPROVEMENT PROJECT

DISCUSSION	<p>Steve Apfelbaum discussed scenarios in which Three Waters Reserve would transfer ownership of what was previously the "front nine" of the Decatur Golf Course. They would wish to retain some form of ownership of the improvements, there would be covenants and restrictions and there may be a mortgage attached to the property. He indicated the property would dovetail with the Pearl Island Project and be an asset to the city. Annexation of the property was discussed an option</p> <p>Attorney Schroeder sent a request to Casey Jones asking for details regarding the parking lot. As of meeting time, no reply has been sent from Mr. Jones. It was disclosed that if the city were to modify TID #5 in order to include Mr. Jones parking lot it, would have costs to the city of approximately \$6,000.</p>	
CONCLUSIONS	No Action was taken on either item	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

REQUEST FOR FROM GLENN CONDON FOR BIP

DISCUSSION	Costs for the project came in under the initial estimates.	
CONCLUSIONS	Dan Brown made a motion to approve a BIP payment of \$1,843 to Glenn Condon. A second to the motion was made by Jaine Winters. Motion carried.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

