

Baraboo Community Development Authority  
Minutes of the Monthly Meeting  
Thursday October 14, 2021

The meeting was called to order by Chairperson Wastlund at 7:00 p.m. in the Council Chambers, Baraboo Municipal Building, 101 South Blvd. Baraboo, WI 53913

**I/II. Call to Order/Roll Call**

Present: Wastlund, Fordham, Kierzek, Koehler, Bobholz, Petty, Skare  
Absent: None  
Staff: Patrick Cannon

**III. Note of Compliance with Open Meeting Laws**

The Chair noted that the agenda was posted in compliance with the Wisconsin State Statutes.

**IV. Approval of Agenda**

A motion was made to approve the agenda as presented.

Koehler (1); Fordham (2)  
Aye: All via voice vote  
Nay: None

**V. Approval of Minutes**

A motion was made to approve the meeting minutes for September 7, 2021.

Fordham (1); Petty (2)  
Aye: All via voice vote  
Nay: None

**VI. Presentation – Public Hearings**

**Public Hearing regarding the USDA-RD Loan Application for the Carnegie-Schadde Memorial Public Library**

The Public Hearing was opened at 7:02 PM

It was noted that the Public Hearing is regarding the filing of the loan application to the USDA-RD. The decision to construct the project is the responsibility of the Baraboo City Council.

Staff noted that they have received 171 emails in support of the project. In addition, 1 email was not in favor of the entire project.

Speaking at the Public Hearing

1. Ann Burton Baraboo Resident  
Spoke in favor of the application
2. Tut Gramling Town Resident  
Spoke in favor of the application
3. Doug Mering Baraboo Resident  
Teacher, spoke in favor of the application
4. Dan Dingmann Town resident  
Spoke in favor of the application

5. Gerald Jackson Baraboo Resident  
Spoke in favor of the application
6. Jacquelyn Bartlett Baraboo resident  
Spoke in favor of the application

**Motion**

To approve the Application Resolution and authorize the CDA Chair to sign the Resolution  
Fordham (1); Koehler (2)

Aye: All via voice vote

Nay: None

With no other members of the audience wishing to speak, the Public Hearing was closed at 7:10  
PM

**VII. Announcement of Public Events**

An update of events in Baraboo was attached to the agenda.

**VIII. Public Comment**

None

**IX. Receipt of Financial Statements and Approval of Vouchers**

- a. **August 28, 2021 to September 29, 2021 Vouchers**
- b. **Financial Statements - August, 2021**
- c. **Vacancy Report**
- d. **Outstanding Loan Report**
- e. **Bank Balances**

A motion was made to approve the vouchers from August 28, 2021 to September 29, 2021 as  
presented in the amount of \$157,690.95.

Petty (1); Bobholz (2)

Aye: All via voice vote

Nay: None

**X. Executive Report**

Attached

**XI. Committee Reports**

**A. BEDC**

Continued to meet to discuss Strategic Planning. Redevelopment Resource attended the meeting as a kick off for future discussions.

The Chair indicated that she would like to step down from BEDC and that Stuart Koehler is willing to fill that position. No one voiced an opposition to the change. Therefore, the Chair appointed Stuart Koehler to serve as the CDA representative to BEDC.

**B. Executive Committee**

Did not meet

**C. Finance**

Did not meet

**D. Loan Review Committee**

Did not meet

**XII. Old Business**

**1. Update on CDA Projects**

**i. Web Site**

**ii. Solar Energy**

**2. Library Project**

Staff gave an update on the USDA Application

**3. Update on RAD process for Corson Square**

Baker Tilly is working on the project

**4. Update on the Elevator repairs at Donahue Terrace**

Elevator repairs have been completed and are awaiting the required inspections.

**5. Consideration and discussion of creating Resident Advisory Boards for CDA facilities**

Staff noted the item was discussed at the prior CDA meeting. At that time, staff was directed to draft a Resolution creating the Boards.

After careful review, The Board moved to approve the Resolutions authorizing the Chair to sign them, thus creating the Resident Advisory Boards.

Motion:

To approve the Resolutions creating the Resident Advisory Boards and authorize the Chair to sign the Resolutions

Skare (1); Bobholz (2)

Aye: All via voice vote

Nay: None

**XIII. New Business**

**1. Consideration and discussion of 2022 CDA Budgets**

Staff provided updated budgets for Donahue Terrace and Corson Square.

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The Commission noted that the will need to conduct a Public Hearing at the November meeting. This meeting will be prior to the CDA approval of the budgets.

Any questions prior to the November meeting should be directed to the Executive Director.

No action was taken.

**XIII. Board Member Referrals**

None

**XIV. Public Comment**

None

**XV. Adjournment**

Motion:

To adjourn the meeting at 7:34 pm

Petty (1); Kierzek (2)

Aye: All via voice vote

Nay: None

Minutes were approved by the Community Development Authority on:

Carolyn Wastlund, Chairperson

Patrick Cannon, Recorder