

CITY OF VERONA
MINUTES
COMMUNITY DEVELOPMENT AUTHORITY (“CDA”)
August 22, 2019

1. **Call to order:** Luke Diaz called the meeting to order at 5:06 pm.
2. **Roll call:** Dia Caulkins, Luke Diaz, Adam Frey, Katie Kohl, Steve Rudolph, Errin Welty and Christopher Zak were present. Also in attendance: Adam Sayre, Interim City Administrator and Director of Planning and Development; Katherine Holt, Community Development Specialist; Dayna Sarver, Economic Development Manager; Ellen Clark, City Clerk; Jesse Charles, Verona Area Historical Society; and Kim Albrecht, Amanda Golemba, David Katz, Elise Osweiler, and Rachel Schulz, representing Community Development Solutions (CDS).
3. **Public Comment:** None
4. **Minutes:** Motion by Rudolph, seconded by Kohl, to approve the minutes from the June 13, 2019 CDA meeting. Motion carried 4-0.
5. **Discussion and Possible Action: Concept review meeting with Community Development Solutions**

Amanda Golemba explained that CDS representatives have four concepts for the Sugar Creek Elementary School property to present. The goal for this meeting is to take that number down to three.

Concept 1: Community Center and Park Area – presented by Rachel Schulz. The southwestern lot is green space, and includes a playground area, walking paths and a stormwater management pond. This would be a good place to hold a farmer’s market. Church Avenue continues through the property. A zero depth and lane pool, along with a splash pad is be connected to a 30,000 s.f. community center just off of W. Verona Avenue, with parking located to the west and center of the property. The northeast corner of the property contains two commercial or mixed-use buildings facing W. Verona Avenue, with a walking path to a tot-lot near the center of the property. Parking is placed behind the buildings, with access from S. Marietta Street. There is no parking along Church Avenue.

Concept 2: Small Scale Commercial – presented by David Katz. This concept contains five commercial buildings. A 14,750 s.f. building at the northeast corner of the property is appropriate for restaurants. Parking is placed away from W. Verona Avenue. The southwestern portion of the property is be green space, and includes a pavilion, playground and gathering area. An L-shaped building on the western side of the lot includes a parking space that lends itself to a farmer’s market. Parallel parking is available on Church Avenue, which continues through the property. Three more commercial buildings are situated in a U-shape along W. Verona Avenue, with green space behind them at the center of the property.

Diaz suggested that the greenspace between W. Verona Avenue and Church Avenue be used as park space.

Concept 3: Maker Space – presented by Elise Osweiler. This concept contains a smaller bandshell, with a gathering area and playground, all placed closer to W. Verona Avenue, rather than in the southwest corner of the property. Along the eastern half of the property is an L-shaped building containing a community center/senior center at the corner, with areas for up to 11 maker spaces to the south and east. This space could be shared by community members of all ages. The southwestern portion of the property is left as green space.

Concept 4: Mixed-use – presented by Kim Albrecht. In this concept, retail spaces are along W. Verona Avenue, with mixed-use at the center of the property. Green space with a shelter and a pickle ball court are placed near the mixed-use and apartment buildings. Multi-family apartment buildings surround the mixed-use area, and townhomes are situated at the south end of the property. Church Avenue continues through the property. This concept provides additional access points and higher density. Bathrooms could be added to the shelter. There is a good walkable link between the new high school and retail/commercial spaces.

Discussion followed regarding the concept designs and most important uses of space. The consensus of the group was to begin with the mixed-use concept as the base, and develop three concepts from there, with the following in mind:

1. Any pool should be outdoor, and transition from zero depth to swimming lanes
2. Place a plaza area in the northeast corner of the property
3. The attachment to the New Century School should remain
4. Path connections should stem from the plaza area
5. A constructed bandshell is not necessary in every concept design
6. A possible maker space in the New Century School building
7. Make commercial spaces smaller, and place on W. Verona Avenue
8. Locate parkland in the center of the space, and where it can be seen from W. Verona Avenue
9. Tie into the community center with walking paths, workout stations for all ages, and a pickleball court
10. Continue Church Avenue through the property

6. Reports and comments from CDA members.

None

7. Reports and comments from City Staff.

None.

8. Adjourn: Motion by Kohl, seconded by Rudolph, to adjourn at 6:10 pm. Motion carried 7-0.