

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

WEDNESDAY, OCTOBER 3, 2012

The Community Development Authority meeting was called to order at 6:15 p.m. by Chair John Gassert.

Board members present: Alan Kletti, Dan McKelvey, Jim Brunnquell, Roger Kirgues, Al Richards, Jim Grant, John Gassert

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Michael A. Rambousek and Finance Director Paul Styduhar

MINUTES

Motion by Alan Kletti, seconded by Jim Brunnquell, to approve the minutes of the August 1, 2012 Community Development Authority meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

TID No. 3 (Downtown Redevelopment Projections)

Finance Director Paul Styduhar indicated that a projection of TID No. 3 was presented at the Village's Committee of the Whole meeting on September 19, 2012. He stated that this discussion centered on requested changes to be included in updating the pro forma. These changes were to include no growth factor, borrowing limited to the dam project, and no developer guaranty revenues.

Director Styduhar then discussed the projections in detail and stated that a \$12.5 million targeted valuation (\$2.5 million each year between 2013-2017) is needed for TID No. 3 to close out with a positive fund balance in 2026.

Chair Gassert asked where that value could be created.

President Jim Brunnquell stated that the Lumberyard site is the targeted location where this value is to be expected in the original TID plan.

Director Styduhar stated that right now there is no projection for the lumberyard site in terms of future value included in this analysis because they wanted to be conservative.

Roger Kirgues asked if the cost of the dam project was included as a cost.

Director Styduhar stated yes.

Mr. Kirgues stated that he is uncomfortable spending any money in the TID until it is caught up.

President Brunnquell stated that we still need to attract a developer for the lumberyard site.

Jim Grant agreed and stated we need to get a development on that site. He stated that the Bob Zellmer portion needs to be cleaned-up.

Administrator Hofland stated that the Village has a lot of money already invested in the lumberyard site with the property it owns so it would be helpful to get a project.

Director Styduhar asked for a consensus by the CDA stating the projections were acceptable.

There was a consensus of the CDA by acclamation indicating the projections of TID No. 3 were acceptable.

2013 TID Nos. 3 AND 4 BUDGET RECOMMENDATIONS

Administrator Hofland and Director Styduhar went over 2012 recommended budget for 2013 for TID No. 3 and 4.

There was a consensus of the CDA by acclamation that the 2012 budget projections of TID No. 3 and TID No. 4 were acceptable.

CONVENE TO CLOSED SESSSION

Motion by Alan Kletti, seconded by Roger Kirgues, to convene to closed session, at 6:37 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (development agreement with developer of industrial property and sale of Village property). Approved unanimously by roll call vote.

During Closed Session, the CDA discussed negotiation strategies associated with a development agreement with the developer of industrial property and sale of Village property in downtown Grafton.

RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Jim Grant, seconded by Alan Kletti, to reconvene to open session and the regular order of business, at 8:16 p.m. Approved unanimously by roll call vote.

OLD BUSINESS

None

NEW BUSINESS

Director Rambousek stated that the Grafton Area Chamber of Commerce has expanded into additional space at their current location. As a result, they are going to place a new building sign that will include their new logo, state tourist information is available, and it will also be relocated on the building facade. The Chamber of Commerce has requested that this sign be considered for a sign grant. Director Rambousek stated that the Chamber did previously receive a grant for their previous sign, but this new sign will

include new information and is more conducive to the amount of space they occupy and their functions.

Administrator Hofland indicated he is not concerned about the Chamber of Commerce sign, but is concerned about setting a precedence for future sign grant requests for the same business in the same location.

President Brunnquell stated that he felt comfortable issuing a grant to the Chamber of Commerce and that it would not set a precedence because they are a quasi-governmental body which provides a service for the community as a whole.

The CDA agreed with President Brunnquell and stated that the new Chamber sign should be eligible to apply for a grant.

ADJOURN

Motion by Roger Kirgues, seconded by Dan McKelvey, to adjourn at 8:25 p.m. Approved unanimously.