

**VILLAGE OF GRAFTON**

**COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES**

**WEDNESDAY, SEPTEMBER 3, 2014**

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, Village President Jim Brunnquell, Roger Kirgues, Al Richards, Trustee Jim Grant, John Gassert

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Jessica Wolff, and Attorney Mike Herbrand

**MINUTES**

Motion by Trustee Grant, seconded by Mr. Kletti, to approve the minutes of the August 6, 2014 Community Development Authority meeting, as presented. Motion carried.

**HEAR PERSONS REQUESTING TO BE HEARD**

None

**CONVENE TO CLOSED SESSION**

Motion by Mr. Richards, seconded by Mr. McKelvey, to convene to closed session, at 6:17 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (amendment of Highland Ridge development incentive agreement, possible sale of Lumberyard Redevelopment Site lands, and possible incentive agreement for downtown redevelopment project)

Mr. Alan Kletti – Aye  
President Brunnquell – Aye  
Mr. Al Richards – Aye  
Chair John Gassert – Aye  
Motion carried.

Trustee Grant – Aye  
Mr. Roger Kirgues – Aye  
Mr. Daniel McKelvey – Aye

A closed session of approximately 74 minutes was held. The CDA discussed amendment of Highland Ridge development incentive agreement and possible sale of Lumberyard Redevelopment Site lands.

**RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS**

Motion by Trustee Grant, seconded by Mr. Kletti, to reconvene to open session and the regular order of business, at 7:31 p.m.

Mr. Alan Kletti – Aye

Trustee Grant – Aye

President Brunnquell – Aye  
Mr. Al Richards – Aye  
Chair John Gassert – Aye  
Motion carried.

Mr. Roger Kirgues – Aye  
Mr. Daniel McKelvey – Aye

**CONSIDERATION OF DEVELOPMENT AGREEMENT BETWEEN THE CDA,  
VILLAGE BOARD, AND VILLAGE POINTE COMMONS LLC FOR DEVELOPMENT  
OF FORMER HIGHLAND RIDGE**

Motion by Mr. Kirgues, seconded by Mr. Kletti, to approve the proposed development agreement subject to the following changes:

1. In the opening paragraph and Section 17, add that the developer could assign the agreement.
2. In Section 3(f), add the phrase “Consistent with the Fair Housing Act...”
3. In Section 15(e) correct the name of the Wisconsin department reviewing building plans.
4. That the gap incentive shall end no later than 2032.
5. Developer must not be in default of payment of taxes and all municipal fees to be eligible for gap incentive payment.

Motion carried.

**OLD/NEW BUSINESS**

**A. Lumberyard Site update**

Administrator Hofland informed the CDA members that the Village received interest from two development teams. Village staff will review them and provide an update in October.

**ADJOURN**

Motion by Trustee Grant, seconded by Mr. Richards, to adjourn at 7:36 p.m. Motion carried.