

VILLAGE OF GRAFTON
COMMUNITY DEVELOPMENT AUTHORITY MEETING

MAY 20, 2008

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

CDA members present: John Gassert, Roger Kirgues, Jim Grant, Ron LaPean, Alan Kletti, and Sharon Walbrun.

Absent: Dan McKelvey

Staff/Officials present: Village President Jim Brunnquell, Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek, and Administrative Secretary II Deborah A. Brown.

MINUTES

Motion by Jim Grant, seconded by Ron LaPean, to approve the minutes of the April 15, 2008, Community Development Authority meeting. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

NONE

FAÇADE GRANT REQUEST / DONAHUE BUILDING / 2134 WISCONSIN AVENUE

Planning and Development Director Michael A. Rambousek reviewed request for a façade grant by property owners Mike and Marlene Donahue for building located at 2134 Wisconsin Avenue.

Director Rambousek indicated that the applicants are requesting a full matching façade grant in the amount of \$20,000. The total cost of the exterior renovations is \$52,200, which includes masonry, painting, carpentry, awnings, siding, roofing, and general remodeling work. Mr. Rambousek indicated that the project will begin construction if approved, this summer and should be completed in the fall, 2009.

Director Rambousek stated that the primary focus of the project will be the re-siding of the entire building with off-white cement board siding. In addition, the original shingles will be removed and replaced with architectural shingles. The key architectural component of the project will be an arbor that runs the entire length of the mid-point of the front elevation (a new architectural feature). New trim boards will be added, as well, primarily in the front elevation.

In addition, Director Rambousek added that the masonry repair and tuck pointing will occur and the concrete block will be repainted a dark gray to off-set the color of the trim.

Repainting of the building will occur on all elevations and the side elevation will get new vents in the peaks of the gables.

Overall, this renovation will be a nice addition to this area of the South Commercial District, which has undergone a positive transformation in the previous 12 months.

Planning and Development Staff requested minor additions to the plan. First, the top trim board of the front elevation should have some additional detail and depth which will help enhance the building even further.

Second, landscaping should be planted at the base of the front elevation. Planning and Development Staff will work with the applicant on the details of this matter.

The Project Management Team has requested that the dumpsters be screened with fencing or decorative screening. Mr. Rambousek also informed the members that he was expecting in the coming months that the applicant will return to the Plan Commission with a Sign Grant request as well.

Trustee LaPean stated that he is against the façade grant. He stated that most of the work is for routine maintenance repair that should be the responsibility of the property owners to take care of, especially the roof. He was against spending the money in these economic times.

Director Rambousek responded that it is typical on most of the façade grant requests that they do include roofing as long as the building is upgraded overall architecturally. He further added that Mr. Donahue was now going with a more architectural shingle and many architectural details to add enhancements to his building. He also added that the building was originally built in 1991, which makes the building about 18 years old.

Trustee Grant agreed that the roof-related portion of the project should be removed from grant consideration.

President Brunnuell added that even with the removal of the roof, he would still qualify for the full grant.

Motion by Jim Grant, seconded by Sharon Walbrun, to approve the façade grant for the building located at 2134 Wisconsin Avenue, as requested by Mike and Marlene Donahue, in the amount of \$20,000, without inclusion of roof related work, subject to the minor refinements to the architectural details at the top of the front elevation, landscaping being planted at the base of the building, and screening of the current dumpsters. Approved 5-1 (R. LaPean-nay).

CONVENE TO CLOSED SESSION

Motion by Jim Grant, seconded by Roger Kirgues, to convene to closed session at 6:40 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (purchase of downtown

properties for parking and redevelopment including Grafton Hotel, Paramount Grille and Bakehouse development agreement, Grafton Village Center loan, and other redevelopment efforts). Approved unanimously by roll call vote.

A closed session of approximately 40 minutes was held. During the closed session the members discussed negotiation strategies associated with the purchase of downtown properties for parking and redevelopment sites which included the Grafton Hotel, Paramount Restaurant site; Grafton Village Center; and other redevelopment areas.

RE-CONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Jim Grant, seconded by Ron LaPean, to re-convene to open session and the regular order of business, at 7:20 p.m. Approved unanimously by a roll call vote.

OFFER TO PURCHASE / GRAFTON HOTEL PROPERTY / 1312 WISCONSIN AVENUE

Village Administrator Darrell Hofland informed the members that a mediation session was held earlier today with the owner of the Grafton Hotel. Unfortunately, the session was unsuccessful in developing a price that was acceptable to the owner and the CDA. Due to the significant differences in prices, Administrator Hofland is recommending that the CDA discontinue negotiations and no longer pursue the purchase of the property. He also asked for direction regarding the scheduled hearing before the Condemnation Committee.

Motion by Ron LaPean, seconded by Roger Kirgues, to table the matter and authorize Village Administrator Hofland to cancel the condemnation hearing. Approved unanimously.

The CDA asked if Rob Ruvlin had any questions or comments. He did not have any.

TID NO. 3 DEVELOPMENT AGREEMENT-PARAMOUNT GRILLE AND BAKEHOUSE, LLC

Village Administrator Hofland explained the draft development agreement includes \$40,000 of developer incentive for the future remodeling of the 2nd floor of the building. The minimum property value required in the development agreement is \$1.3 million by January 1, 2011.

Motion by Jim Grant, seconded by Al Kletti, to approve the TID No. 3 Development Agreement between the Paramount Grille and Bakehouse, LLC, and the CDA for the property located at 1304 12th Avenue. Approved unanimously.

OLD BUSINESS / NEW BUSINESS

1231 13th Avenue-construction status of future public parking lot.

Village Administrator Hofland updated the members on the status of the public parking lot located at 1231 13th Avenue. He stated that at the end of next week asphalt will be laid and by June 5, 2009, the asphalt will be striped for parking stalls.

Status of TID No. 3 Development Agreement Shortfall Payments.

Village Administrator Hofland explained the UPAD shortfall payment. He indicated that the Village worked with the owners for about one year with the Brew Pub, Bridgewater Condos, and the Engstrom projects.

He stated that he presented a solution to them over a month ago, and he has not heard from them. They were contacted approximately three times and sent written notice of tonight's meeting.

Mr. Hofland stated that after June 1, 2009, he is recommending a draw on the letter of credit if payments have not been made before that time. After limited discussion, it was the consensus of the CDA to draw on letter of credit.

Update on master redevelopment plan for Lumberyard Site.

Director Rambousek stated that the process is moving forward and last week they meet on the site to go over property boundaries and ownership so base mapping can begin. They will then begin the next stages of the process. He expects the plan to be completed by September 8, 2009.

2010-2014 Capital Improvement Program.

Village Administrator Hofland reviewed the Capital Improvements scheduled for 2010 through 2014 with the CDA members.

Chair Gassert asked Village Administrator Hofland to check into moving the Chair Factory Park project into TID No. 4.

ADJOURN

Motion by Al Kletti, seconded by Ron LaPean to adjourn at 8:47 p.m.
Approved unanimously.