

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

WEDNESDAY, NOVEMBER 5, 2014

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

Board members present: Alan Kletti, Village President Jim Brunnuquell, Trustee Jim Grant, John Gassert, Al Richards, Dan McKelvey, and Roger Kirgues

Staff/Officials present: Village Administrator Darrell Hofland and Village Attorney Michael Herbrand

Public present: William Hass

MINUTES

Motion by Mr. McKelvey, seconded by Mr. Kletti, to approve the minutes of the October 1 and October 20, 2014 Community Development Authority meetings, as presented. Motion carried

HEAR PERSONS REQUESTING TO BE HEARD

None

REVIEW AND CONSIDERATION OF SIGN GRANT REQUESTED BY GRAFTON CLARK GAS STATION LOCATED AT 1020 WASHINGTON STREET

CDA members reviewed the sign grant program and application process. They noted that the Director of Planning and Development met with the applicant, the Director requested sign modifications and issued a sign permit.

CDA members expressed concern regarding the storage of unused and inoperable items on the applicant's site.

Motion by Mr. Kirgues, seconded by Mr. Richards to approved the \$1,000 sign grant request of Harjinder Ghuman, Grafton Clark Gas Station, 1020 Washington Street, contingent upon the removal of an inoperable pay phone stand, outdoor storage materials, unused coolers, and trash from the site by December 31, 2014. Motion carried.

2015 TID NO. 3 AND TID NO. 4 BUDGETS

Village Administrator Hofland discussed the financial condition of the TIDs and the planned expenditures and revenues for 2015. He indicated that the Lumberyard Redevelopment Site and the Village Pointe Commons are key developments which will be financially beneficial to the TIDs. Administrator Hofland reminded the CDA that planned development in TID Nos. 2 and 5 will also financially benefit TID Nos. 3 and 4.

CONVENE TO CLOSED SESSION

Motion by Mr. Kletti, seconded by Mr. 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 (Lumberyard Redevelopment Site Development incentive agreement and Highland Ridge development incentive agreement).

Mr. Alan Kletti – Aye
President Brunnquell – Aye
Mr. Daniel McKelvey – Aye
Mr. Al Richards - Aye
Motion carried.

Trustee Grant – Aye
Mr. Roger Kirgues – Aye
Chair John Gassert – Aye

A closed session of approximately 65 minutes was held. The CDA discussed negotiation strategies regarding the Lumberyard Redevelopment and Highland Ridge development incentive agreements.

RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Mr. Kirgues, seconded by Trustee Grant, to reconvene to open session and the regular order of business at 7:45 p.m.

Mr. Alan Kletti – Aye
President Brunnquell – Aye
Mr. Daniel McKelvey – Aye
Mr. Al Richards - Aye
Motion carried.

Trustee Grant – Aye
Mr. Roger Kirgues – Aye
Chair John Gassert – Aye

CONSIDERATION OF THE FIRST AMENDMENT TO THE ESCROW AGREEMENT BETWEEN THE CDA, VILLAGE, AND OAK STREET #1 LLC FOR THE HIGHLAND RIDGE DEVELOPMENT

Motion by Trustee Grant, seconded by Mr. Kletti to approve the First Amendment to the Escrow Agreement between the CDA, Village, and Oak Street #1 LLC for the Highland Ridge Development. Motion carried.

CONSIDERATION OF THE FIRST AMENDMENT TO THE TERMINATION AGREEMENT BETWEEN THE CDA, VILLAGE, AND OAK STREET #1 LLC FOR THE HIGHLAND RIDGE DEVELOPMENT

Motion by Mr. Kirgues, seconded by Trustee Grant to approve the First Amendment to the Termination Agreement between the CDA, Village, and Oak Street #1 LLC for the Highland Ridge Development. Motion carried.

OLD/NEW BUSINESS

None.

ADJOURN

Motion by Mr. Kletti, seconded by Mr. McKelvey, to adjourn at 7:50 p.m.
Motion carried.