

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

WEDNESDAY, MARCH 4, 2015

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, and John Gassert

Staff/Officials present: Village Administrator Darrell Hofland

MINUTES

Motion by Alan Kletti, seconded by Trustee Jim Grant, to approve the minutes of the February 4, 2015 Community Development Authority meeting, as presented. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None.

SELECTION OF CONSULTANT FOR PHASE 2 INVESTIGATION OF 1505 WISCONSIN AVENUE

Village Administrator Darrell Hofland introduced Greg Konicek of Konicek Environmental Consulting LLC. Mr. Konicek presented his recommendations on the environmental site assessment on property located at 1505 Wisconsin Avenue. He noted that he had performed environmental consulting services for the previous property owner.

The Board members held a discussion on the environmental site assessment of the property. Village President Brunnquell asked Mr. Konicek about his confidence in meeting the DNR's needs with the kind of the investigation. Village President Brunnquell identified that should additional work be needed, Konicek Environmental Consulting will still be less expensive than the other two proposals.

Mr. Konicek identified that should the CDA pursue the Voluntary Party Liability Exemption (VPLE), he expects the DNR to require additional testing. He does not expect the level of contamination of 1505 Wisconsin Avenue will merit the participation in the (VPLE) program.

Motion by Trustee Grant, seconded by Al Richards to award Phase 2 investigation of Environmental Site Assessment contract to Konicek Environmental as presented. Motion carried 6-0 (Kirkues - abstained).

Mr. Konicek stated that he would start next week after contacting Digger's Hotline.

CONVENE TO CLOSED SESSSION

Motion by Alan Kletti, seconded by Trustee Jim Grant, to convene to closed session, at 6:43 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (Village Pointe Commons and Schaffer development agreement)

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

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

A closed session of approximately 67 minutes was held. The CDA discussed negotiation strategies for the Village Pointe Commons development agreement and Shaffer development agreement.

RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Alan Kletti, seconded by Dan McKelvey, to reconvene to open session and the regular order of business, at 7:56 p.m.

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

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

DEVELOPMENT AGREEMENT BETWEEN VILLAGE POINTE COMMONS LLC, CDA AND VILLAGE BOARD

The Board members reviewed the Village Pointe Commons development agreement. Board members were comfortable with taking action on this item.

Motion by Al Richards, seconded by Trustee Jim Grant, to approve the development agreement between Village Pointe Commons LLC, the CDA, and the Village Board. Motion carried.

OLD BUSINESS

Administrator Hofland shared with the Board members that there is some interest in the vacant Pick ‘n Save tenant space. He also noted that Pourvino, Plymouth, WI, had inquired about the former Vino 100 space in the Mill Square.

NEW BUSINESS

None

ADJOURN

Motion by Alan Kletti, seconded by Daniel McKelvey to adjourn at 7:58 p.m. Motion carried.