

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

WEDNESDAY, MAY 6, 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 Brunquell, Roger Kirgues, Trustee Dave Antoine, John Gassert

CDA members absent: Al Richards

Staff/Officials present: Director of Planning and Development Jessica Wolff

MINUTES

The minutes were not included in the packet. The Community Development Authority tabled action on the March 4, 2015 minutes until the next meeting.

HEAR PERSONS REQUESTING TO BE HEARD

None

REVIEW AND CONSIDERATION OF FIVE YEAR CAPITAL IMPROVEMENT PROGRAM FOR TID NOS. 3 AND 4

Director Wolff reviewed the Capital Improvement programs for TID No. 3 and No. 4. There are a total of eight projects for TID No. 3, and five projects for TID No. 4. Most project expenditures for both districts have been pushed to the year 2020, due to the continued delicate financial condition of each district. Three projects for TID No. 3 (Downtown Parking Lot, Seventh Avenue Stormwater Relay and the Public Plaza at the Lumberyard) are planned for 2016. All of the projects in TID No. 4 are associated with street reconstruction and/or beautification (streetscaping) and most are identified as possible expenditures in 2020.

Staff is recommending that the CDA take action to recommend approval of the proposed CIP for TID No. 3 and 4 to the Village Board since the Finance Committee will have already taken action to recommend the CIP to the Village Board prior to the CDA meeting.

There was a discussion about the disparity between "Other Borrowed Funds" and proposed expenditures in 2016. President Brunquell noted that the total revenues matched total expenditures, which is the most important issue.

Motion by Mr. Kletti, seconded by Mr. Kirgues, to recommend the Village Board approve the Capital Improvement Program 2016-2020 for TID No. 3 and 4, as submitted. Motion carried.

CONVENE TO CLOSED SESSION

Motion by Mr. Kletti, seconded by Mr. Kirgues, to convene to closed session, at 6:27 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real

estate and competitive bargaining matters (Little Hands Day Care relocation assistance, Village Pointe Commons development agreement, and Lumberyard development agreement)

Mr. Alan Kletti – Aye
President Brunnuquell – Aye
Trustee Antoine – Aye
Motion carried.

Chair John Gassert – Aye
Mr. Roger Kirgues – Aye
Mr. Daniel McKelvey – Aye

A closed session of approximately 35 minutes was held. The CDA discussed Little Hands Day Care relocation assistance, Village Pointe Commons development agreement, and Lumberyard development agreement.

RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Trustee Antoine, seconded by Mr. McKelvey, to reconvene to open session and the regular order of business, at 7:02 p.m.

Mr. Alan Kletti- Aye
President Brunnuquell – Aye
Mr. Daniel McKelvey – Aye
Motion carried.

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

DISCUSSION AND POSSIBLE ACTION ON LITTLE HANDS DAY CARE (1517 WISCONSIN AVENUE) RELOCATION ASSISTANCE AGREEMENT

Motion by Mr. Kletti, seconded by Trustee Antoine, to approve the relocation assistance agreement for Little Hands Day Care located at 1517 Wisconsin Avenue. Motion carried.

REVIEW AND CONSIDERATION OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN VILLAGE POINTE COMMONS LLC, CDA AND VILLAGE BOARD

Since revised documents related to the development agreement for Village Pointe Commons were not available for the meeting, the Community Development Authority decided to table the remaining action items on the agenda.

Motion by Mr. Kirgues, seconded by Mr. McKelvey, to table items 8, 9, 10, and 11 related to the Village Pointe Commons development agreement until the next meeting. Motion carried.

OLD/NEW BUSINESS

Chair Gassert welcomed Trustee Antoine as the new Village Board appointee to the Community Development Authority.

ADJOURN

Motion by Mr. Kirgues, seconded by Mr. Kletti, to adjourn at 7:05 p.m.
Motion carried.