

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

SEPTEMBER 2, 2015

***Amended 9/9/15**

The Community Development Authority meeting was called to order at 7:15 p.m. by Chair John Gassert.

Board members present: Alan Kletti, Dan McKelvey, Village President Jim Brunnquell, Roger Kirgues, Trustee Dave Antoine, and John Gassert

CDA members absent: Al Richards

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

Others Present: Todd Taves from Ehlers

MINUTES

Motion by Mr. McKelvey, seconded by Mr. Kletti to approve the minutes of the August 5, 2015 Community Development Authority (CDA) meeting, as presented. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None.

TAX INCREMENT DISTRICT CASH FLOW PRO FORMAS

Mr. Todd Taves from Ehlers was present to review the tax increment district cash flow pro formas. Mr. Taves explained to the CDA that the Department of Revenue released new equalized values which shows approximately an increase in value of \$20,000,000 than was discussed earlier this year. Some of this increase is explained by a Village-wide commercial property appreciation of four percent. TID #2 decreased \$1,300,000; TID #5 increased \$9,800,000 and will generate an extra \$200,000 per year in increment; TID #4 increased \$13,200,000 and reduced the need to rely on donations from TID #5; and TID #3 increased \$4,800,000 and reduced the need to rely on donations from TID #2. There are still short term concerns but overall the situation has improved dramatically.

REVIEW AND CONSIDERATION OF SIGN GRANT REQUESTED BY POURVINO LOCATED AT 1239 WASHINGTON STREET

Director Wolff reviewed the sign grant application from Pourvino which will be located at 1239 Washington Street. The applicant is proposing two signs – an on-building sign in the existing on-building support on Washington Street and an on-building sign at the main customer entrance on the south façade. The total cost for both signs is \$4,475. Therefore, the applicant is eligible for the maximum matching amount of \$1,000.

Motion by President Brunnquell, seconded by Mr. Kletti to approve the sign grant for Pourvino located at 1239 Washington Street in the amount of \$1,000. Motion carried.

CONVENE TO CLOSED SESSION

Motion by Mr. Kirgues, seconded by Mr. McKelvey, to convene to closed session, at 7:40 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (Lumberyard 1505 development agreement)

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

Trustee Dave Antoine – Aye
Mr. Roger Kirgues – Aye
Chair John Gassert – Aye

A closed session of approximately 29 minutes was held. The CDA discussed the terms of the Lumberyard 1505 development agreement.

RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS

Motion by Mr. Kletti, seconded by Mr. McKelvey, to reconvene to open session and the regular order of business, at 8:09 p.m.

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

Trustee Dave Antoine – Aye
Mr. Roger Kirgues – Aye
Chair John Gassert – Aye

OLD/NEW BUSINESS

Director Wolff described a training opportunity through Ozaukee Economic Development the UW-Extension. They are offering an “Economic Development 101” session on October 29 at the Grafton Police Department. The session is designed for local elected officials and boards and covers basic economic development concepts and issues affecting cities, villages, towns and counties. Several CDA members indicated they were interested in attending.

ADJOURN

Motion by Mr. Kirgues, seconded by *Trustee Antoine to adjourn at 8:15 p.m. Motion carried.