

VILLAGE OF GRAFTON
COMMUNITY DEVELOPMENT AUTHORITY MEETING

SEPTEMBER 2, 2009

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

CDA members present: John Gassert, Dan McKelvey, Jim Grant, Ron LaPean, Alan Kletti, Sharon Walbrun, and Roger Kirgues (6:20 p.m.)

Absent: Ron LaPean

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

MINUTES

Motion by Trustee Grant, seconded by Dan McKelvey, to approve the minutes of the August 5, 2009, Community Development Authority meeting with a change to Page 3 under agenda item 8-should read as Resolution: Sale of property located at 1312 Wisconsin Avenue and not 1234-1238 12th Avenue. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

UPDATE ON LUMBERYARD SITE MASTER PLAN

Director of Planning and Development Michael Rambousek introduced Brian Peterson and Mark Smith of PDI Graef & Associates, Milwaukee, WI.

Mr. Smith provided an overview on new concept plans for the Lumberyard site which included changes from the August, 2009 meeting.

He reviewed a number of different options consisting of not only a residential component but also a commercial component for each option. Mr. Smith explained that each separate component could be interchanged with other option choices. He stated that with the current down turn in the residential market, the ability to utilize both residential and commercial development options in this area would be a plus to the project.

A short discussion took place on private roadways verses public roadways, as well as cost estimates on each option.

CLOSED SESSION

Motion by Roger Kirgues, seconded by Alan Kletti, to convene to closed session at 6:45 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, Grafton Village Center loan, and other redevelopment efforts). Approved unanimously by a roll call vote.

A closed session of approximately 1 hour was held. During the closed session the members discussed negotiation strategies associated with developer agreements for the Grafton Hotel site and downtown redevelopment projects, and negotiation strategies for the purchase of downtown property.

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

Motion by Trustee Grant seconded by Sharon Walbrun, to re-convene to open session at 7:45 p.m. Approved unanimously by roll call vote.

RESOLUTION: PURCHASE OF PROPERTY LOCATED AT 1312 WISCONSIN AVENUE

Resolution No. 001 Series 2009 / Authorizing the purchase of the property at 1312 Wisconsin Avenue, in the amount of \$425,000, was offered by Roger Kirgues.

Motion by Alan Kletti, seconded by Dan McKelvey, to adopt Resolution No. 001 Series 2009, as presented. Approved unanimously.

RESOLUTION: SALE OF PROPERTY LOCATED AT 1312 WISCONSIN AVENUE

Mueller Hotel, LLC responded to the January 2009 Request for Proposal to purchase the Grafton Hotel property for redevelopment purposes. The project plan includes the construction of a building addition and a historic exterior renovation. The existing structure will be converted to residential use with a portion of the first floor to remain commercial space. Approval of a rezoning of the property to accommodate the project must occur prior to finalizing the sale.

Resolution No. 002, Series 2009 / Authorizing the sale of the property located at 1312 Wisconsin Avenue, to Mueller Hotel, LLC, in the amount of \$425,000, was offered by Trustee Grant.

Motion by Roger Kirgues, seconded by Al Kletti, to adopt Resolution No. 002, Series 2009, as presented. Approved unanimously.

DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 1312 WISCONSIN AVENUE

Mueller Hotel, LLC will be required by the Development Agreement to complete the interior and exterior improvements no later than October 2010. In return for the historic renovation of the building exterior by Mueller Hotel, LLC, the CDA will

provide them with a \$360,000 development incentive. Mueller Hotel, LLC will provide a property value guarantee of \$1.6 million by January 1, 2011. The CDA will finance \$200,000 of the property acquisition through an 8-year loan. A financing contingency for the project must be waived by Mueller Hotel, LLC no later than October 23, 2009.

Motion by Al Kletti, seconded by Roger Kirgues, to approve the development agreement for the property located at 1312 Wisconsin Avenue, as presented. Approved unanimously.

OLD BUSINESS/NEW BUSINESS

Update of TID No. 2 and No. 5 amendments

Administrator Hofland briefly updated the members on the progress made on the amendments to TID No. 2 and TID No. 5. He stated that both amendments were approved on August 25, 2009 at the Plan Commission meeting. The resolution recommendations will now go to Village Board on September 8, 2009 and then to the Joint Review Board on September 9, 2009 for final certification.

Update on NOAA grant-fish passage at the Bridge Street Dam

Administrator Hofland stated that the Ozaukee County Board is expected to hire Bonestroo to perform a study on the Milwaukee River in light of the discussion to remove the Bridge Street Dam. Another informational meeting will be held in late September.

ADJOURN

Motion by Trustee Grant, seconded by Sharon Walbrun, to adjourn the meeting at 8:05 p.m. Approved unanimously.