

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

JANUARY 27, 2010

The Community Development Authority (CDA) meeting was called to order by Chair John Gassert at 5:05 p.m.

CDA members present: John Gassert, Alan Kletti, Roger Kirgues, Dan McKelvey, Jim Grant

Absent: Ron LaPean

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek, Village Clerk Teri Dylak, Village President Jim Brunnquell

HEAR PERSONS REQUESTING TO BE HEARD

None

CONVENE TO CLOSED SESSION

Motion by Alan Kletti, seconded by Dan McKelvey, to convene to closed session, at 5:06 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (purchase of property for redevelopment purposes, and other redevelopment efforts) Approved unanimously by roll call vote.

Director of Planning and Development Michael Rambousek left the meeting and did not participate in the closed session portion of this meeting.

A closed session of 1 hour was held. During the closed session the CDA discussed negotiation strategies associated with the possible purchase of property located at 1435 Wisconsin Avenue for redevelopment purposes. In addition, they reviewed the final amendment draft of the Development Agreement and Offer to Purchase for the Grafton Hotel property, 1312 Wisconsin Avenue.

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

Motion by Trustee Grant, seconded by Dan McKelvey, to reconvene to open session and the regular order of business, at 6:04 p.m. Approved unanimously by roll call vote.

CONSIDERATION OF THE ACQUISITION OF PROPERTY LOCATED AT 1435 WISCONSIN AVENUE

Alan Kletti offered Resolution No. 001, Series 2010, authorizing the purchase of the property at 1435 Wisconsin Avenue for a purchase price of \$415,000.

Motion by Trustee Grant, seconded by Dan McKelvey to adopt Resolution No. 001, Series 2010, as presented.

Village Administrator Darrell Hofland indicated that the Village has identified the property at 1435 Wisconsin Avenue as being a part of a larger redevelopment site in the 1999 Downtown Redevelopment Plan. This parcel is important to the redevelopment of several adjacent parcels along Wisconsin Avenue. Mr. Hofland is recommending the CDA purchase this property to assist with the future redevelopment of the former Lumberyard site.

The motion to adopt Resolution No. 001, Series 2010, was approved 4-1 (R. Kirgues-nay).

DEVELOPMENT AGREEMENT / 1312 WISCONSIN AVENUE AND OFFER TO PURCHASE

Motion by Roger Kirgues, seconded by Trustee Grant, to approve the amended Development Agreement between Mueller Hotel, LLC, the Village of Grafton and the CDA and approve the WB44 Counter Offer to the Offer to Purchase by Mueller Hotel, LLC, and or its assigns, as presented, for the property at 1312 Wisconsin Avenue.

Mr. Paul Rushing, Mueller Hotel, LLC, was present. He indicated that he is aware of the three items identified in the CDA Counter Offer and has no problem with the additional requirements.

The motion to approve the amended Development Agreement between Mueller Hotel, LLC, the Village of Grafton and the CDA and approve the WB44 Counter Offer to the Offer to Purchase by Mueller Hotel, LLC, and or its assigns, as presented, for the property at 1312 Wisconsin Avenue was approved unanimously.

The CDA members commended Mr. Rushing for presenting a great development in the downtown and indicated they look forward to the project proceeding.

OLD BUSINESS

Administrator Hofland distributed a revised Downtown Survey to the CDA. He indicated that there was an error in the percentages shown in one of the items in the previous version. There was no discussion on the survey results by the CDA.

NEW BUSINESS

Due to a lack of agenda items, the CDA will not meet in February. The next regular meeting is scheduled for Wednesday, March 3, 2010, at 6:15 p.m. Alan Kletti indicated he may be out of town for that meeting.

ADJOURN

Motion by Alan Kletti, seconded by Trustee Grant, to adjourn the meeting at 6:12 p.m. Approved unanimously.