

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

OCTOBER 6, 2010

The Community Development Authority (CDA) meeting was called to order at 6:17 p.m. by Roger Kirgues.

CDA members present: Alan Kletti, Roger Kirgues, Dan McKelvey, Al Richards, Jim Grant, Ron LaPean

CDA members absent: John Gassert

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek

MINUTES

Motion by Alan Kletti, seconded by Jim Grant, to approve the September 1, 2010, CDA meeting minutes, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

CONVENE TO CLOSED SESSION

Motion by Ron LaPean, seconded by Jim Grant, to convene to closed session, at 6:18 p.m., pursuant to Wisconsin Statutes 19.85(1) and 19.85(1)(e) for Real estate and competitive bargaining matters (former Grafton Hotel building - Mueller Hotel, LLC and purchase of property for redevelopment) and 19.85(1)(g) for litigation related matters (Grafton Direct, LLC). Approved unanimously by roll call vote.

A closed session of approximately 50 minutes was held. During the closed session Village Administrator Darrell Hofland discussed negotiation strategies related to the receivership of the Direct Development LLC (Village Center property). Mr. Hofland and Director Rambousek also reviewed a potential future redevelopment opportunity for the Village and negotiation strategies relating to the possible acquisition of the property for redevelopment purposes.

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

Motion by Ron LaPean, seconded by Alan Kletti, to re-convene to open session and the regular order of business at 7:11 p.m. Approved unanimously by roll call vote.

CONSIDERATION OF REVISED TID NO. 3 DEVELOPMENT AGREEMENT AND OFFER TO PURCHASE FOR 1312 WISCONSIN AVENUE BY MUELLER HOTEL, LLC

The developers of the Grafton Hotel property are in frequent contact with Prairie Bank, Chicago, IL and U.S. Housing and Urban Development (HUD). A walk through of the property will be on October 29. The final commitment is expected within 2 weeks of the walk through.

Developer Paul Rushing indicated that construction is expected to begin soon after the final commitment. The commercial tenant is still interested in the project.

Motion by Alan Kletti, seconded by Jim Grant to approve the revised Tax Incremental District No. 3 Development Agreement with Mueller Hotel, LLC and the Village Board for the redevelopment of the historic Grafton Hotel located at 1312 Wisconsin Avenue. Approved unanimously.

CONSIDERATION OF SECOND AMENDMENT TO TID NO. 3 DEVELOPMENT AGREEMENT FOR VILLAGE CENTER LOCATED AT THE CORNER OF 12TH AVENUE AND WASHINGTON STREET

Motion by Alan Kletti, seconded by Jim Grant to approve the second amendment to TID No. 3 Development Agreement for Village Center located at the corner of 12th Avenue and Washington Street, as presented. Approved unanimously.

OLD BUSINESS

Mr. Hofland informed the CDA of an e-mail from Chris Holland regarding the former Brewery Site, 1032 and 1038 12th Avenue.

Mr. Rambousek made a presentation to the Downtown Business Association to summarize the outcome of the Downtown Visioning Workshop. The response was favorable from those in attendance.

Mr. Grant asked for a priority list of future projects and possible funding sources at the next meeting.

NEW BUSINESS

None.

ADJOURN

Motion Ron LaPean, seconded by Jim Grant, to adjourn the meeting at 7:28 p.m. Approved unanimously.