

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

FEBRUARY 18, 2009

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

CDA members present: John Gassert, Alan Kletti, Roger Kirgues, Dan McKelvey, Jim Grant, and Sharon Walbrun (6:30 p.m.)

CDA member absent: Ron LaPean

Staff/Officials present: Village Administrator Darrell Hofland, Village Clerk Teri Dylak, Village President Jim Brunnquell, Village Trustee David Liss

MINUTES

Motion by Roger Kirgues, seconded by Dan McKelvey, to approve the minutes from the January 7, 2009, Community Development Authority meeting, as presented. Approved unanimously.

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 6:16 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (Purchase of Grafton Hotel property, Grafton Village Center loan, and other redevelopment efforts). Approved unanimously by roll call vote.

A closed session of approximately 1 hour and 25 minutes was held. During the closed session, negotiation strategies associated with the creation of a development incentive agreement for the redevelopment of the downtown property located at 1304 12th Avenue and acquisition strategies associated with the condemnation price of the downtown property located at 1312 Wisconsin Avenue. In addition, the status of the Grafton Village Center low interest loan was reviewed.

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

Motion by Jim Grant, seconded by Roger Kirgues, to re-convene to open session and the regular order of business, at 7:40 p.m. Approved unanimously by roll call vote.

JURISDICTIONAL OFFER FOR GRAFTON HOTEL, 1312 WISCONSIN AVENUE

Village Administrator Hofland briefly reviewed the jurisdictional offer for the Grafton Hotel property located at 1312 Wisconsin Avenue. He informed the members that the Village has received two appraisals on this property: one in the amount of \$275,000 and one in the amount of \$310,000. The appraisal identify that the value of the existing building is either limited or a negative to the overall property value. The owner of the property, Rob Ruvin, has obtained an appraisal in the amount of \$575,000 (including land and improvements). Mr. Hofland is recommending that the CDA place a \$310,000 value on the property including land and improvements.

Motion by Roger Kirgues, seconded Alan Kletti, to approve the Jurisdictional offer for the Grafton Hotel property, located at 1312 Wisconsin Avenue and place a value of \$310,000 on the land and improvements. Approved 5-1 (J. Grant-nay).

CONSIDERATION OF LUMBERYARD SITE REDEVELOPMENT PLAN

Village Administrator Hofland reminded the CDA that the property known as the Lumberyard site, and the three properties owned by Village of Grafton on Eleventh Avenue, are still undeveloped. He stated that the Village has received minimal inquiries on the redevelopment of these parcels. Director of Planning and Development Mike Rambousek is requesting authorization to create a detailed redevelopment plan for the sites that would split the area into multiple building pads.

The proposal would include: creating 3 options for the Lumberyard Site; 1 final selected option; master utility plan; cost estimates; final plan document which would meet State Statutes; 3 meetings with staff; and 3 public meetings.

Alan Kletti questioned how the bankruptcy of Mr. Zellmer affects this property. Administrator Hofland responded that the Village is working to find out if the Lumberyard property is included in the bankruptcy action.

Mr. Hofland informed the members that the adjacent properties such as Moose's Service, may be affected by the development of the Lumberyard site. The development team will need to look at all of the adjacent property when determining the best use of this area.

Motion by Jim Grant, seconded by Roger Kirgues, to authorize the Planning and Development Staff create a redevelopment plan for the Lumberyard site with the cost to be split 50-50 with the majority land owner of the Lumberyard site, Robert Zellmer.

Sharon Walbrun questioned the exact location of the Lumberyard site.

Alan Kletti commented that he thought the only way to redevelop this area was as a one parcel development. He questioned if all of the parcels will be developable if this area is split.

Administrator Hofland responded that there could be a problem if the parcels are not correctly split. The Village will need to identify the highest and best use for this area and the proper parcel size to assist developers. He also informed the CDA that the parcel will need to be rezoned to accommodate development.

The motion authorize the Planning and Development Staff create a redevelopment plan for the Lumberyard site with the cost to be split 50-50 with the majority land owner of the Lumberyard site, Robert Zellmer was approved unanimously.

OLD BUSINESS

1231 13th Avenue – Future Public Parking Lot

Village Administrator Darrell Hofland informed the CDA that the Village has taken possession of the Smith property, located at 1231-33 13th Avenue. The Smith family has been authorization to remain in the home until the end of February. The environmental sampling is anticipated to occur next week with demolition of the residence to follow. Director of Public Works/Village Engineer Dave Murphy will be hiring a firm to design the parking lot. It is anticipated that the parking lot will be completed by the end of May.

The CDA briefly discussed the adjacent home owned by the Kreutzer family.

Black Swan Conditional Use Permit

Village Administrator Darrell Hofland updated the CDA on the Black Swan banquet facility. Due to a significant number of concerns regarding parking raised by the adjacent business owners, the Plan Commission will be reviewing the Black Swan conditional use permit at their meeting on February 24.

Update on Pedestrian Flag Program

The Public Safety Committee previously questioned if there is any liability for the Village regarding the placement of pedestrian flags. Village Administrator Hofland reported that as long as the Village has a procedure in place, for complaints, etc, there is no liability. The Village will need to include education for residents in the policy which is in the process of being created. Village staff will also be meeting with the Department of Transportation regarding funding assistance for this program.

Restricted Parking Ordinance

Village Administrator Hofland informed the CDA that the Downtown Business Association will be reviewing the proposed restricted parking area for local business employees in the near future. The Village Project Management Team is against the

proposed ordinance and has indicated that restricting employee parking should be the responsibility of the business owners, not the Village of Grafton.

President Brunnquell commented that he is also concerned with enforcement of the restrictions, and agreed that this is a matter that should be dealt with by the business owners, Downtown Business Association and/or the Grafton Area Chamber of Commerce. He commented that this legislation will only create intervention by the Village into a matter that should be addressed by the businesses themselves. In addition, the enforcement of this ordinance will be difficult and the Village cannot utilize Police Officers for what could be a time consuming endeavor. Mr. Brunnquell also commented that the parking study that was completed a little over a year ago indicates that there is a significant amount of parking available in the downtown.

Chair John Gassert questioned if there is anything that the CDA do to encourage business owners to work together to encourage employee parking in areas other than the Grafton Village Center lot or street parking in front of the Milwaukee Ale House. President Brunnquell responded that business owner and CDA member Dan McKelvey, as well as himself, need to talk to the Downtown Business Association and encourage them to all work together on this matter.

Sharon Walbrun questioned if the newly installed leased parking signs in the Village Center parking lot have helped ease some of the parking problems. President Brunnquell responded yes.

NEW BUSINESS

None.

ADJOURN

Motion by Roger Kirgues, seconded by Alan Kletti, to adjourn, at 8:13 p.m.
Approved unanimously.