

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

NOVEMBER 3, 2010

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

CDA members present: Alan Kletti, Roger Kirgues, Al Richards, Jim Grant, Ron LaPean, John Gassert

CDA member absent: Dan McKelvey

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

MINUTES

Motion by J. Grant, seconded by A. Kletti, to approve the October 6, 2010 Community Development Authority meeting minutes, as presented.
Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

CONVENE TO CLOSED SESSION

Motion by R. LaPean, seconded by R. Kirgues, 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 (amendment to development agreement for Highland Ridge). Approved unanimously by roll call vote.

A closed session of 40 minutes was held. During the closed session, Village Administrator Darrell Hofland reviewed possible amendments to the development agreement for the previously approved Highland Ridge project by developer E. J. Plesko.

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

Motion by R. LaPean, seconded by J. Grant, to reconvene to open session and the regular order of business at 6:56 p.m. Approved unanimously by roll call vote.

DOWNTOWN VISIONING WORKSHOP: UPDATE ON CREATION OF A PRIORITY LIST, GOALS AND OBJECTIVES

Director Rambousek indicated that he is working on establishing a priority list and goals and objectives based upon the results of the Downtown Vision Workshop 2025 held by the Village in June.

Director Rambousek informed the members that he is working with the Chamber of Commerce and the Downtown Business Association (DBA) to create the listing. The intent is to have five members from the DBA work with the Planning and Development Staff and then present the list to the CDA at the first meeting in 2011. Mr. Rambousek identified that it is likely that the downtown parking issue will be included on the priority list.

OLD BUSINESS

Update on nuisance designation – Holland Property

Village Administrator Darrell Hofland stated that clean-up of the site is in process. The owner has removed a significant amount of the signs from the front of the property and relocated the truck. Administrator Hofland identified that Staff is working with the Village Attorney and Mr. Holland's Attorney on identifying the final clean-up needs.

Trustee Grant expressed concern that the materials are just being relocated to another part of the property. He suggested that the Village consider a more aggressive approach to eliminate the problem, perhaps via condemnation. The site has been an eyesore for a considerable amount of time and it is time to clean-up this area.

Sue Hass, 1226 Water Terrace, commented that she drove by the property earlier today and there is currently a truck sitting blocks and another truck on the property. In addition, there are a number of the signs still on site. The property is an eyesore.

Chair Gassert questioned the status of the nuisance designation.

Administrator Hofland responded that, except for a couple of vehicles, the site has been substantially cleaned up in the front setback area. He commented that it is unlikely that staff would find a basis for supporting the declaration of a nuisance based on the clean-up that has occurred to date. Mr. Hofland stated that while condemnation is an option for this property, the Village also might consider rezoning the parcel. The Village has been very reluctant to use condemnation as a means of acquiring property in the past.

Chair Gassert commented that the property is currently zoned manufacturing, but is not being used for this purpose. He questioned what would happen if the property were to be zoned residential. Administrator Hofland stated that the owner would have up to a 1-year period to re-utilize the property as manufacturing in order to retain the use of the property as manufacturing. After 1 year of no manufacturing use, the property could only be used for residential purposes.

The CDA briefly discussed the option of rezoning the property from manufacturing to residential. It was the consensus of the members to place this matter on the December CDA meeting for additional discussion and a possible recommendation to the Village Board on the rezoning of the property.

Sale of the Village Center

Administrator Hofland informed the members that Circuit Judge Paul Malloy has approved all motions for the sale of the property. There are currently two parties that have submitted an acceptable Offer to Purchase. Administrator Hofland indicated he will update the CDA as information comes forward.

Grafton Hotel Redevelopment Project Financing Status

Administrator Hofland referenced a memo he received from Paul Rushing, potential developer of the former Grafton Hotel building, regarding the status of the renovation project review by HUD. He indicated that the project is moving slowly forward. A HUD inspector has reviewed the site and prepared a written report on the project. The project has been submitted for financing. Mr. Rushing indicated that he hopes the final approval for the project will occur in the next several weeks.

NEW BUSINESS

None.

ADJOURN

Motion by J. Grant, seconded by R. Kirgues to adjourn, at 7:15 p.m.
Approved unanimously.