

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

FEBRUARY 2, 2011

The Community Development Authority (CDA) meeting was called to order by Chair John Gassert, at 6:17 p.m.

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

CDA members absent: Ron LaPean and Dan McKelvey

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

MINUTES

Motion by Roger Kirgues, seconded by Alan Kletti, to approve the December 8, 2010, December 20, 2010 and January 12, 2011, Community Development Authority meeting minutes, as presented. Approved unanimously.

Ron Schuele, 1723 Spruce Street, was in attendance and asked if agenda item 9.A. (Old business-Update on nuisance designation – Holland property) could be moved up on the agenda for discussion purposes.

Chair Gassert asked if there was a consensus by the CDA to move this item forward for discussion. The CDA members agreed.

Mr. Schuele indicated that he is the owner of the property adjacent to the Holland property. Specifically, his property is located at 1043 13th Avenue. He mentioned that he is concerned that if his property is rezoned to a residential zoning district from its current manufacturing zoning district, it will limit his ability to lease or sell his property. He is especially concerned about the long-term effect of a rezoning. He requested that his property be taken out of the rezoning request. He also mentioned that he would be interested in selling his property to the Village.

Director Rambousek indicated that the recommendation given from the CDA to the Village Board is to include both properties in the rezoning. He indicated that the Plan Commission will be reviewing this matter for the first time at its February 22, 2011 meeting and then it will hold a public hearing on March 22, 2011. If the parameters of the potential rezoning are to change, it must occur during the Plan Commission review process. He indicated that Mr. Schuele should express his concern to the Plan Commission at these meetings.

Mr. Schuele asked about selling his property to the Village.

Director Rambousek stated that this discussion should occur in closed session before the CDA.

CONVENE TO CLOSED SESSION

Motion by Alan Kletti, seconded by Al Richards, to convene to closed session, at 6:25 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (continued discussion with Ron Schuele regarding the property located at 1043 13th Avenue, amendment to purchase contract for Grafton Hotel project - Mueller Hotel, LLC, Highland Ridge agreements and other properties). Approved unanimously by roll call vote.

A closed session of approximately 1 hour and 12 minutes was held. During the closed session the CDA members discussed the property located at 1043 13th Avenue, an amendment to the terms for the purchase contract with Mueller Hotel, LLC for the former Grafton Hotel site located at 1312 Wisconsin Avenue, and the development agreements associated with the Highland Ridge development project.

RECONVENE TO OPEN SESSION

Motion by Jim Grant, seconded by Alan Kletti, to reconvene to open session and the regular order of business at 7:37 p.m. Approved unanimously by roll call vote.

HIGHLAND RIDGE SUPPLEMENTAL AGREEMENT REGARDING LOT 1 OF CSM NO. 3726

Administrator Hofland briefly reviewed the supplemental agreement and informed the CDA that this item was reviewed and approved by the Village Board on January 17, 2011.

There were no questions from the CDA members or the audience on this item.

Motion by Alan Kletti, seconded by Jim Grant, to approve the Highland Ridge supplemental agreement regarding Lot 1 of CSM No. 3726, as presented. Approved unanimously.

HIGHLAND RIDGE AMENDMENT TO TAX INCREMENT DISTRICT NO. 4 DEVELOPMENT AGREEMENT REGARDING LOT 2 OF CSM NO. 3726

Administrator Hofland briefly reviewed the amendment to the agreement and stated that this item was also reviewed and approved by the Village Board on January 17, 2011.

There were no questions from the CDA members or the audience on this item.

Motion by Alan Kletti, seconded by Jim Grant, to approve the Highland Ridge amendment to Tax Increment District No. 4 development

agreement regarding Lot 2 of CSM No. 3726, as presented. Approved unanimously.

DISCUSSION AND POSSIBLE ACTION ON AMENDMENT TO PURCHASE CONTRACT FOR GRAFTON HOTEL

Administrator Hofland distributed an updated document and briefly described the amendment to the purchase contract.

Administrator Hofland informed the CDA that Village Attorney Mike Herbrand reviewed this amendment to the purchase contract prior to this meeting and prepared a specific motion for the CDA to utilize, if it is determined that the document should be considered for approval.

Motion by Alan Kletti, seconded by Roger Kirgues, to approved the amendment to the Purchase Contract for Grafton Hotel dated 2-1-11, subject to the Buyer providing proof of a HUD financing commitment on or before March 31, 2011. In the event Buyer cannot provide such proof, and said offer is terminated by the Buyer and CDA, the CDA approves the Amendment to the existing purchase contract terms. Approved unanimously.

DISCUSSION AND POSSIBLE ACTION ON REVISED TAX INCREMENTAL DISTRICT NO. 3 DEVELOPERS AGREEMENT FOR HISTORIC GRAFTON HOTEL

Administrator Hofland briefly described the proposed revision to the Developer Agreement for Historic Grafton Hotel, which is located in Tax Incremental District No. 3.

Motion by Alan Kletti, seconded by Roger Kirgues, to approve the revised Tax Incremental District No. 3 Developer Agreement for Historic Grafton Hotel, as presented. Approved unanimously.

OLD BUSINESS

Update on nuisance designation – Holland property

This item was discussed earlier and no further discussion was added.

Village Center

Administrator Hofland indicated that the Village Center is now under new ownership. The first floor of each building and the second floor of each building are owned by two different ownership groups. The two ownership groups that are involved have a friendly business relationship. Grafton Ski and Cyclery also continues to own their existing space. Therefore, the development will function as a business condominium.

Administrator Hofland added that Director Rambousek and he are scheduled to meet with the new owners and at that time it is expected that they will share some of their plans for the future. He anticipates this will include the rebranding of the shopping center and the future use of the second floor of both buildings.

NEW BUSINESS

Discussion was held regarding the date of the next CDA meeting. It was determined by consensus that the next meeting would be held on February 16, 2011, at 5:30 p.m.

ADJOURN

Motion by Jim Grant, seconded by Jim Grant, to adjourn the meeting at 7:44 p.m. Approved unanimously.