

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF FRANKLIN, WISCONSIN

**Franklin City Hall – Common Council Chamber  
9229 West Loomis Road, Franklin, Wisconsin**

**Wednesday, August 22, 2007, 6:00 PM**

## Meeting Agenda\*

- I. Call to order and Roll Call
- II. Citizen Comment Period
- III. Approval of Meeting Minutes – July 12, 2007
- IV. Business
  - A. Payments
    1. WE Energies \$380.94  
South 31<sup>st</sup> Street Extension  
(Tax Incremental Finance District #3)  
(For Information Only)
    2. WE Energies \$807.00  
South 31<sup>st</sup> Street Reconstruction  
(Tax Incremental Finance District #3)  
(For Information Only)
    3. Quarles & Brady \$431.50  
General Advice Re: TIF Matters  
(Tax Incremental Finance District #4)  
(For Information Only)
    4. Graef Anhalt Schloemer & Associates Inc.
      - a. South 31st Street South of Rawson Street Extension \$23,201.81  
(Tax Incremental Finance District #4)
      - b. South 27<sup>th</sup> /Oakwood-Franklin intersection \$12,428.50  
(Tax Incremental Finance District #4)
      - c. Oakwood Road/South 27<sup>th</sup> – South 34<sup>th</sup> Rd & storm sewer \$12,438.49  
(Tax Incremental Finance District #4)
      - d. South 31<sup>st</sup> Street-South of Rawson Street Extension \$15,805.57  
(Tax Incremental Finance District #3)
      - e. South 31<sup>st</sup> Street-North of Drexel Street reconstruction \$10,701.60  
(Tax Incremental Finance District #3)
      - f. Drexel/South 27<sup>th</sup>-31<sup>st</sup> Street Reconstruction \$113.49  
(Tax Incremental Finance District #3)  
(For Information Only)

5. Graef Anhalt Schloemer & Associates Inc.  
South 27<sup>th</sup> Street & Oakwood Road \$288,972.88  
Engineering and reconstruction  
(Tax Incremental District #4)  
(For Information Only)
6. Graef Anhalt Schloemer & Associates Inc.  
West Wheaton Way Construction and South 27<sup>th</sup> Street \$196,277.39  
(Tax Incremental Finance District #4)  
(For Information Only)
7. Graef Anhalt Schloemer & Associates Inc.  
South 31<sup>st</sup> Street Extension \$33,959.00  
(Tax Incremental Finance District #3)  
(For Information Only)
8. Graef Anhalt Schloemer & Associates Inc.
  - a. South 31<sup>st</sup> Street-South of Rawson Street Extension \$21,859.5  
(Tax Incremental Finance District #3)
  - b. South 31<sup>st</sup> Street-North of Drexel Street Extension \$3,235.70  
(Tax Incremental Finance District #3)
  - c. Oakwood Road Reconstruction-Tifton Woods \$3,235.70  
(Tax Incremental Finance District #4)
  - d. Marquette/Hillendale Street Improvement-Tifton Woods \$1,820.20  
(Tax Incremental Finance District #4)
 (For Information Only)
9. City of Franklin – Fund 22 Water  
Water Project - South 27th Street, Ryan Road to Oakwood Road \$133,855.00  
Reimburse Fund 22 Water for TIF-eligible portion of water project  
(Tax Incremental Finance District #4)  
(For Information Only)

B. Six-Month Financial Reports – 1<sup>st</sup> Half of 2007

1. Tax Incremental Finance District #2
2. Tax Incremental Finance District #3
3. Tax Incremental Finance District #4

C. Application for a Conceptual and Final Site Plan approval to allow for additional parking spaces by Nannette M. Gardetto, for Baptista's Bakery, Inc, for the property located at approximately 4625 West Oakwood Park Drive (Tax Key Number 930 0006 000), zoned Planned Development District Number 18, in the Franklin Business Park.

D. *City of Franklin, et al. v. GSSB, LLC, et al. v. GSSB, LLC, et al.*, Milwaukee County Circuit Court Case No. 06-CV 012735 payment in lieu of taxes claim.

The Community Development Authority may enter closed session pursuant to Wis. Stats. § 19.85(1)(g), to deliberate upon the negotiation of a potential resolution of a payment in lieu of taxes claim in *City of Franklin, et al. v. GSSB, LLC, et al.*, Milwaukee County Circuit Court Case No. 06-CV-012735 and to confer with the City Attorney as legal counsel for the Authority, who is rendering advice concerning strategy to be adopted by the Authority with respect to the litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

- E. Potential Development Agreement between the City of Franklin and/or the Community Development Authority, and MLG Development, Inc., for the development of Tax Incremental District No. 2, for the property located at approximately 4722 West Oakwood Road (Tax Key 930999703).
- F. Request by MLG Development to place a marketing sign for the Cardinal Heights residential development at 5400 Ashland Way, within the Franklin Business Park.
- G. South 27th Street Corridor Plan Area Streetscape Design and Marketing.

This item may include, but not be limited to, future services that may be provided by a marketing firm relating to the development of branding, theme, and logo; creation of marketing materials; and public relations services, for the South 27<sup>th</sup> Street Corridor Plan Area, including scope of work, terms and conditions, timing, and contacts. The Authority may enter into closed session pursuant to §19.85(1)(e), Stats., to deliberate upon the terms of and to consider the negotiation of and negotiate services agreements to provide the products of the above subject matter, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

V. Next meeting date – September 20, 2007

VI. Adjournment

\* Notice is given that a majority of members of the Franklin Common Council, Franklin Plan Commission, Franklin Economic Development Commission, and/or the Franklin – Oak Creek Joint 27<sup>th</sup> Street Steering Committee may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council, Plan Commission, Economic Development Commission, and/or the Joint 27<sup>th</sup> Street Steering Committee per *State ex rel. Badke v. Greendale Village Bd.*, though neither the Common Council, nor the Plan Commission, nor the Economic Development Commission, nor the Joint 27<sup>th</sup> Street Steering Committee will take formal action at this meeting.