

Special Plan Commission Meeting  
(Jointly with the Common Council & Economic Development Commission)  
September 23, 2002

I. Call to Order and Roll Call.

Mayor Klimetz called the meeting to order at 6:04 pm. In attendance for the EDC were Commissioners Carballo, Hintz, Miller, Skowronski, Sohns, Ald. Solomon and Ald. Taylor. Excused were Commissioners Edmonds, O'Neill, and Smits. Also in attendance were ED Coor. Romeis and Director Kosmatka.

The Plan Commission and Council also had quorums.

General audience were, Andy Bruce, Barry Chavin and Mike Mooney from NAI/MLG Development, Messrs. C. Green, S. Perrigo, S. Olson, L. Lewandowski, T. Grintjes, J. Nicholson, E. Eldridge, D. Sievert, Ms. Wilhelm, Hub reporter Janine Jones, and Fire Inspector Jepsen.

II. Citizen Comment Period

Mr. T. Grintjes spoke in regard to the MLG project's pluses and in regard to the proforma prepared by Cal Patterson and sent August 22, 2002 to Director Kosmatka. Director Kosmatka passed out copies of Mr. Patterson's analysis to all present so they could follow T. Grintjes' favorable comments about the project cash flow.

No other citizens spoke and the period was closed.

III. Business

A. Presentation by MLG on potential development in a portion on the Franklin First Study Area known as "D2", (location is approximately north of Oakwood Road and east of S. 27<sup>th</sup> Street)

Messrs. Bruce and M. Mooney of NAI/MLG Commercial made the MLG Development proposal presentation based on the revised figures of August 9, 2002.

New information is now known about the project size that will change the proposal figures. MLG has just put under contract the Kupfer property and the X property.

Mayor opened the topic to Q & A for both items A and B on the agenda.

Ald. Taylor asked for the ED Director and Director of Admin on their feelings about this project.

The ED Director said that it is a proposal that should be taken seriously, was located in an area that is a critical part of the City's south gateway to the City, and warrants a different arrangement in codevelopment from the FBP since times have changed between 1993 and 2002.

Dir of Administration said the staff has looked at the proposal and has worked with NAI/MLG Development on giving estimates and ideas to be incorporated into their proposal.

Participants with questions were Aldermen Dorsan, Solomon, Bergmann, Taylor and Ryan, Mayor Klimetz, Commissioners Skowronski, Ritter, Sohns, Miller, and Staff Romeis, Rambousek, Kosmatka, and Petre.

Later Mayor Klimetz asked if there was a motion to permit people in the audience to participate in tonight's discussion. Via raised hands all were ayes with no opposition.

Adding into discussion with comments and questions were T. Grintjes and Del Seivert.

T. Grintjes recommended that the Jt. body direct staff to do Financial analysis based on the new information and assumptions. City's financial office is capable to do this.

Prepare analysis on three scenarios focusing on area D:

Private development and price per acre.

Land given away for free per right project (land \$ is not important, but investment on land is very important).

Ald. Taylor asked for information at next meeting on jobs within a community, not necessarily Franklin jobs.

Commissioner Sohns made a motion to direct staff to come back with information to address Ald. Concerns and a statement from the CC that supports ED. Commissioner second. On a role call vote, all CC members, PC members and EDC members voted ayes with Ald Bergmann voting no. Passed by a 12:1 vote.

Next joint CC, PC and EDC meeting is schedule for Monday 10/21/02 at 6 pm in the Hearing Room.

- B. General discussion of economic development in the City including areas where the City might encourage development and steps the City may take (Mayor Klimetz)

This item was incorporated with item A.

#### IV. Adjournment

Commissioner Hintz made a motion to adjourn at 8:37 pm. Ald. Dorsan second. All on a voice vote were ayes and the meeting ended.