

**City of Franklin
Community Development Authority
Meeting Minutes
August 9, 2006**

**Approved
9-6-09**

I. Call to Order and Roll Call

The Wednesday, August 09, 2006, Community Development Authority meeting was called to order at 6:02 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Members present were Stan, Roberts, and Rhiner. Member Grintjes arrived at 6:05 pm. Excused were Alderman Sohns and Member Spitzer. Also present were Executive Director Wheaton, City Attorney Wesolowski, and City Development Planner Drayna.

II. Citizen Comment Period

Opened and closed at 6:04 PM, no citizen coming forward.

III. Approval of Meeting Minutes

1. Meeting Minutes from June 14, 2006.

Member Stan moved and Member Rhiner seconded approval of the June 14, 2006 Community Development Authority meeting minutes. Upon voice vote, all voted 'aye'. Motion carried.

2. Meeting Minutes from July 24, 2006 (jointly with the Economic Development Commission)

Member Rhiner moved and Member Stan seconded approval of the July 24, 2006 Community Development Authority meeting minutes. Upon voice vote, all voted 'aye'. Motion carried.

IV. Business (Action may be taken on all items)

A. Payments

1. R.A. Smith & Associates
 - a) Water Main/Distribution \$2,278.90
(Tax Incremental Finance District #2)
 - b) Ashland Way Vacation \$165.85
(Tax Incremental Finance District #2)
2. Ehlers & Associates, Inc.
Financial Advisory Fees
 - a) (Tax Incremental Finance District #2) \$2,887.50
 - b) (Tax Incremental Finance District #4) \$2,100.00
3. WE Energies
Electric Utility Bill for 3033 West Minnesota Avenue
 - a) Billing Date June 6, 2006 \$67.01
 - b) Billing Date June 30, 2006 \$15.88
(Tax Incremental Finance District #3)
4. Wesolowski, Reidenbach & Fleming, S.C.
Attorney Fees (Wheaton Franciscan)
(Tax Incremental Finance District #4) \$16,848.00
5. Graef Anhalt Schloemer & Associates Inc.
 - a) South 27th Street and West Oakwood Road Improvements \$14,494.52
(Tax Incremental Finance District #4)
 - b) South 31st Street Extension north to Rawson Avenue \$19,715.82
(Tax Incremental Finance District #3)
6. HNTB
 - a) South 27th St. Streetscape Design \$24,841.71
(Tax Incremental Finance District #3)

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Member Stan moved and Member Roberts seconded to approve payments IV.A.1. through IV.A.6. Upon voice vote, all voted 'aye.' Motion carried.

B. Six-Month Financial Reports

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

Executive Director Wheaton explained the Memorandum from Finance Director/Treasurer Patterson about the Six-Month Financial Report. No action needed; none taken.

C. Staff time to Administer Tax Incremental Finance Districts.

Discussion only; No Action Needed; None Taken

- D. Sales and development status of properties within the Franklin Business Park. This item will include, but not be limited to, available properties and development within the Franklin Business Park, and historical summary of Tax Incremental Finance District #2 revenues and expenditures.

Executive Director Wheaton presented the status of the Franklin Business Park. No action needed; None Taken.

- E. Resolution authorizing officials to execute an engineering service agreement with Arnold and O'Sheridan, Inc. for the design of Wheaton Way, a round-about, to service the Wheaton Franciscan Healthcare Center facility located at approximately the southwest corner of South 27th Street and West Oakwood Road, including the extension of sanitary sewer and water main.

Discussion only; No action needed; None Taken.

- F. Implementation of the agreement for Engineering and Architectural Services for the South 27th Street Corridor Plan Area Streetscape Design, development within the Plan Area, and Streetscape Design within the Plan Area.

Discussion by CDA members, Mayor Taylor recused himself from 6:55 pm to 7:02 pm and appointed Member Grintjes as Chairman. Following the Discussion, No action was needed; None Taken.

- G. Possible Improvements to the I-94 North-South Corridor. This item will include, but not be limited to, the presentation by the Wisconsin Department of Transportation for the City of Franklin Common Council and Community Development Authority on August 28, 2006.

Following a lively discussion; Member Grintjes moved and Member Rhiner seconded a motion recommending to the Common Council that the Mayor along with other residents go and meet with representatives such as the County Executive, representatives of the State Legislatures, Congressman, Southeastern Chamber of Commerce, Oak Creek and surrounding communities representatives to put together a lobbying effort to try and get the Wisconsin Department of Transportation to speed up the process for the possible improvements to the I-94 North-South corridor. Upon Voice Vote, all voted 'aye'. Motion Carried.

- H. Tax Incremental Finance District No. 4 Potential Development Agreement for the Property located at approximately 9911 South 27th Street. The Authority may enter closed session pursuant to Section 19.85(e), Stats., to consider the terms of potential development agreement between the City and/or the Community Development Authority and MLG Development, Inc., for the development of TID No. 4, for the property

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located at approximately 9911 South 27th Street 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.

Member Rhiner moved and Member Grintjes seconded to enter closed session pursuant to Section 19.85(e), Stats, to consider the terms of potential development agreement between the City and/or the Community Development Authority and MLG Development, Inc., for the development of TID No. 4, for the property located at approximately 9911 South 27th Street for Competitive and bargaining reasons. All members present voting ‘aye’: Grintjes, Rhiner, Roberts, and Stan. The Mayor called the meeting to closed session at 7:04 pm.

Member Rhiner moved and Member Stan seconded to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. The Mayor called the meeting to open session at 7:25 pm.

- I. Joint meeting of the Franklin Common Council and Community Development Authority, together with the Oak Creek Common Council and Community Development Authority- Monday, August 28, 2006, at 6:00 p.m., at the Oak Creek Community Center, 8580 South Howell Avenue.

No Action Needed; None Taken.

- J. Next regular meeting date(s) – Wednesday, September 6, 2006, at 6:00 p.m.

No Action Needed; None Taken.

V. Adjournment

Member Roberts moved and Member Grintjes seconded to adjourn the Wednesday, August 9, 2006, meeting of the Community Development Authority at 7:45 p.m. Upon voice vote, all voted ‘aye’. Motion carried.