

**City of Franklin
Community Development Authority
Meeting Minutes
February 14, 2007**

**Approved
3/14/07**

I. Call to Order and Roll Call

The Wednesday, February 14, 2007, Community Development Authority meeting was called to order at 6:10 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Members present were Members Grintjes, Searle, Rhiner, Stan and Spitzer. Excused was Alderman Sohns. Also present were Executive Director Wheaton, and City Development Planner Drayna.

II. Citizen Comment Period

Mayor Taylor opened the citizen comment period at 6:12 PM.

III. Approval of Meeting Minutes

1. Meeting Minutes from December 13, 2006

Member Rhiner moved and Member Stan seconded approval of the December 13, 2006 Community Development Authority meeting minutes. Upon voice vote, 4 voted 'aye', 1 Abstention and 0 'No's'. Motion carried.

IV. Business

A. Payments

- | | |
|---|-------------|
| 1. RA Smith & Associates | \$438.00 |
| Beck Carton – Water Main Distribution
(Tax Incremental Finance District #2)
(Requires CDA Approval) | |
| 2. RA Smith & Associates | \$1331.75 |
| Beck Carton – Water Main Distribution
(Tax Incremental Finance District #2)
(Requires CDA Approval) | |
| 3. RA Smith & Associates | \$2,355.90 |
| Ashland Way Vacation
(Tax Incremental Finance District #2)
(Requires CDA Approval) | |
| 4. RA Smith & Associates | \$79.25 |
| Ashland Way Vacation
(Tax Incremental Finance District #2)
(Requires CDA Approval) | |
| 5. Payne and Dolan Incorporated | \$3,417.36 |
| Ashland Way Vacation
(Tax Incremental Finance District #2)
(Requires CDA Approval) | |
| 6. Chicago Title Insurance Co. | \$100.00 |
| 7815 South 31 st Street – Owner’s Policy
(Tax Incremental Finance District #3)
(Information Only) | |
| 7. HNTB Corporation | \$11,745.86 |
| South 27 th Street Corridor Streetscape Design
(Tax Incremental Finance District #3)
(Information Only) | |
| 8. Kenneth R. Sweeny Well & Pump Inc. | \$1,276.50 |
| Well abandon at 3027 West Minnesota Avenue
Remove 2 pumps from Well
(Tax Incremental Finance District #3)
(Information Only) | |
| 9. Chicago Title Insurance Company | |

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	7571 South 31 st Street (Owner's Policy) (Tax Incremental Finance District #3) (Information Only)	
10.	Graef Anhalt Schloemer & Associates Inc.	
	a. South 27 th Street and Oakwood Road Improvements (Tax Incremental Finance District #4)	\$28,212.90
	b. South 31 st Street Extension to Rawson Avenue (Tax Incremental Finance District #3)	\$31,178.77
	c. South 31 st Street Reconstruction to Drexel Avenue (Tax Incremental Finance District #3) (Information Only)	\$7,896.41
11.	Arnold & O'Sheridan Inc. South 31 st Street Reconstruction (Tax Incremental Finance District #4)	\$15,286.76
12.	Lorraine C Wendt as Trustee of the Wendt Family Trust Land Parcel 2 – Permanent Limited Easement (Tax Incremental Finance District #4) (Information Only)	\$106,380.00
13.	Lorraine C Wendt Survivor's Trust, Lorraine C Wendt, Trustee Land Parcel 2 – Permanent Limited Easement (Tax Incremental Finance District #4) (Information Only)	\$11,820.00
14.	Arnold & O'Sheridan Inc. Wheaton Way Engineering Service (Tax Incremental Finance District #4) (Information Only)	\$16,891.09

Member Stan moved and Member Grintjes seconded to approve payments 1-5 as outlined on the agenda with the provision that staff verify that in Bill #5 (Payne & Dolan) the letter from RA smith dated November 20, 2005, which states that any repair or restoration associated with this portion of work must be the responsibility of the building contractor. Upon Voice vote, all voted 'aye'. Motion carried.

- B. Application for a Conceptual and Final Site Plan approval for a back-up generator for CyberLynk Business Internet Solutions, for the property located at 10125 South 52nd Street, (Tax Key Number 931 0013 003), zoned Planned Development District No. 18, in the Franklin Business Park.

Planner Drayna gave a presentation to the CDA. Member Grintjes moved and Member Spitzer seconded to approve the placement and installation of a back-up generator at CyberLynk in the Franklin Business Park subject to staff and Member Rhiner determining that the noise level meets the city requirements that they agree to a fence that staff approves. Upon voice vote, all voted 'aye'. Motion Carried.

- C. Application for a Conceptual Site Plan for a 3-story office building for the Yellow Rose, LLC, to be located at approximately 9905 South Oakwood Park Drive, (Tax Key Number 900 0012 003), Zoned Planned Development District No. 18, in the Franklin Business Park.

Planner Drayna gave a presentation to the CDA. The Community Development Authority provided the applicant with some direction to proceed with the development. No action needed; None Taken

- D. Application for a Conceptual and Final approval of a monument sign for Poblocki Sign Company, for Carma Labs, located at approximately 9750 South Franklin Drive, (Tax Key Number 900 0005 001), zoned Planned Development District No. 18, in the Franklin Business Park.

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Planner Drayna gave a presentation to the CDA members. Member Stan moved and Member Spitzer seconded to approve the monument sign for the Carma Labs building located at 9750 South Franklin Drive. Upon Voice Vote, all voted ‘aye’. Motion Carried.

- E. Application for a Conceptual and Final approval of a monument sign for Poblocki Sign Company, for Transpak, located at approximately 2 West World Packaging Circle, (Tax Key Number 900 0009 020), zoned Planned Development District No. 18, in the Franklin Business Park.

Planner Drayna gave a presentation to the CDA members. Member Stan moved and Member Rhiner seconded to approve the monument sign for Transpak located at 2 West World Packaging Circle. Upon Voice Vote, all voted ‘aye’. Motion Carried.

- F. Application for a Conceptual and Final approval of a monument sign for Poblocki Sign Company, for Proteus Packaging, located at approximately 1 West World Packaging Circle, (Tax Key Number 900 0009 019), zoned Planned Development District No. 18, in the Franklin Business Park.

Planner Drayna gave a presentation to the CDA. Member Stan moved and Member Rhiner seconded to approve the monument sign for Proteus Packaging located at 1 West World Packaging Circle. Upon Voice Vote, all voted ‘aye’. Motion Carried.

- G. Urban Non-Point Source Grant Program to retro-fit the Franklin Business Park with water quality basins.

Member Rhiner moved and Member Searle seconded to table the item until the next available Community Development Authority meeting. Upon Voice Vote, All voted ‘aye’. Motion Carried.

- H. Implementation of the Agreement for Engineering and Architectural Services for the South 27th Street Corridor Streetscape Design. This item may also include, but not be limited to, marketing services relating to the development of branding, theme, and logo for the South 27th street Corridor Plan Area.

A presentation was given by Executive Director Wheaton. No action needed; None Taken.

Mayor Taylor requested that members of city boards and commissions schedule an appointment prior to meeting with staff.

- V. Next regular meeting date(s) – Wednesday, March 14, 2007, at 6:00 p.m..

No action needed, none taken

- VI. Adjournment

Member Stan moved and Member Spitzer seconded to adjourn the Wednesday, February 14, 2007, meeting of the Community Development Authority at 7:34 p.m. Upon voice vote, all voted ‘aye’. Motion Carried.

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