

City of Franklin
Community Development Authority
Meeting Minutes
February 8, 2006

Approved
March 8, 2006

I. Call to Order and Roll Call

The Wednesday, February 08, 2006, Community Development Authority meeting was called to order at 6:11 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Members present were Members Grintjes, Rhiner and Roberts. Alderman Sohns and Member Stan were excused. Member Spitzer arrived at 6:21 PM. Also present were City Attorney Wesolowski, Finance Director/Treasurer Patterson, Planner II Booth and City Development Secretary Wilson.

II. Citizen Comment Period

Opened and closed at 6:12 PM.

III. Approval of Minutes

A. Thursday, January 12, 2006

Member Grintjes moved and Member Rhiner seconded approval of the minutes. Upon voice vote, all voted 'aye'. Motion carried.

IV. Business

A. Approval of Payments (see attached)

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| 1. | R.A. Smith & Associates – Water Main
(Tax Incremental Finance District #2) | \$ 3,071.48 |
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Member Grintjes moved and Member Rhiner seconded to approve payment of \$3,071.48 to RA Smith & Associates from Tax Incremental Finance District #2. Upon voice vote, all voted 'aye.' Motion carried.

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| 2. | R.A. Smith & Associates – Ashland Way Vacation
(Tax Incremental Finance District #2) | 140.00 |
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Member Grintjes moved and Member Roberts seconded to approve payment of \$140.00 to RA Smith & Associates from Tax Incremental Finance District #2. Upon voice vote, all voted 'aye.' Motion carried.

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| 3. | Eppstein Uhen Architects - 27 th Street Visual Study
(Tax Incremental Finance District #3) | 500.00 |
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Member Grintjes moved and Member Roberts seconded to approve payment of \$500.00 to Eppstein Uhen Architects from Tax Incremental Finance District #3.

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| 4. | City of Franklin Staff time CDA Allocations | |
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Member Roberts moved and Member Grintjes seconded to accept the recommendation of Finance Director/Treasurer Patterson as to charges against the various Tax Incremental Finance Districts for work by City of Franklin employees. It was clear that these recommendations are for normal work and any special projects should be billed separately. Upon voice vote, all voted 'aye.' Motion carried.

- B. Terms and conditions of the sale of property within the Franklin Business Park. The Authority may enter closed session pursuant to §19.85(1)(e), Stats. for market competition and bargaining reasons, to deliberate and negotiate terms relating to the potential sale and purchase of Franklin Business Park properties, 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 Spitzer seconded to enter closed session pursuant to §19.85(1)(e), Stats. for market competition and bargaining reasons, to deliberate and

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negotiate terms relating to the potential sale and purchase of Franklin Business Park properties. Members voting in the affirmative were Grintjes, Rhiner, Roberts and Spitzer. No members voted in the negative. Motion carried. The Community Development Authority entered closed session at 6:24 PM.

Member Rhiner moved and Member Roberts seconded to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Upon voice vote, all voted 'aye.' Motion carried.

- C. Concept Review for ASI General, Inc. (Trugreen – Franklin Facility), 5225 South Oakwood Park Road (Tax Key Number 931-0020-000), zoned Planned Development District No. 18, Franklin Business Park

Conceptual plan were presented by John Allen, Developer and owner, Mark Thurner, Trugreen Branch Manager, Tim Geschke, Sr Assoc Design Services, ASI General and Jonathan Schapekahn, National Survey & Engineering. No action needed; none taken.

- D. 27th Street streetscape conceptual design study elements and output

Member Grintjes reported on current developments of the 27th Street streetscape conceptual design study and answered questions from Members. No action needed; none taken.

- E. Consideration of the creation of a project area redevelopment plan as may be available pursuant to §§66.1331, 66.1333 and 66.1335 of the Wisconsin Statutes within the 27th Street Corridor Plan

Member Rhiner moved and Member Spitzer seconded to table the item until Wednesday, March 8, 2006. Staff was directed to determine 'duties' and 'authority' of Community Development Authority in Tax Incremental Finance District #3. Upon voice vote, all voted 'aye.' Motion carried.

- F. Next meeting date(s) – Wednesday, March 8, 2006, 6:00 PM.

The Mayor announced without comment the date and time of the next meeting.

V. Adjournment

Member Roberts moved and Member Spitzer seconded to adjourn the Wednesday, February 08, 2006, meeting of the Community Development Authority at 8:21 PM. Upon voice vote, all voted 'aye'. Motion carried.