

City of Franklin
Community Development Authority
Meeting Minutes
January 12, 2006

Approved
February 8, 2006

I. Call to Order and Roll Call

The Thursday, January 12, 2006, Community Development Authority meeting was called to order at 5:35 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Members present were Grintjes, Stan and Alderman Sohns. Member Rhiner arrived at 5:45 PM. Members Roberts and Spitzer were excused. Also present were City Development Director Wheaton, City Attorney Wesolowski, Finance Director/Treasurer Cal Patterson, Planner II Booth and City Development Secretary Wilson.

City Attorney Wesolowski noted for the record that the Agenda had been properly posted at least twenty-four hours prior to the meeting, but the posted Agenda was missing from the bulletin board late afternoon on the 12th. Mr. Wesolowski assured himself it had been properly posted and reposted a copy at approximately 5:15 PM.

II. Citizen Comment Period

Opened and closed at 5:40 PM.

III. Approval of Minutes

A. December 20, 2005

Alderman Sohns moved and Member Grintjes seconded approval of the minutes. Upon voice vote, all voted 'aye,' including the Mayor. Motion carried 4 - 0.

IV. Business

A. Debt Refinancing for Tax Incremental Finance District #2

No action needed; none taken.

B. Payment Authorization Policy

After spirited discussion of this item, Alderman Sohns moved and Member Grintjes moved to adopt the following:

The overall payment policy of the Community Development Authority (CDA) shall be that all invoices that are chargeable to Tax Incremental Finance District Number 2 (TIF #2) shall have the approval of the CDA during a regular or specially-called CDA meeting. Exceptions to the above policy include the following:

1. Agreements previously approved by the CDA for TIF #2 need not wait until the next CDA meeting to be paid. They require the signature of both the Chairman and Executive Director of CDA to be processed.
2. Minor payments (less than \$1,000) or emergency payments of TIF #2 to facilitate the continuation of work on CDA approved projects for TIF #2 need not wait until the next CDA meeting to be paid. They require the signature of both the Chairman and Executive Director of CDA to be processed.
3. All invoices described above in 1 & 2, paid without CDA approval, shall be submitted for ratification at the next CDA meeting.

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4. Debt Service payments of debt that has been authorized by the CDA for TIF #2 and any related expenses do not need further CDA approval to be paid. They require the signature of the City of Franklin Director of Finance and Treasurer and either the Chairman or Executive Director of the CDA to be processed.
5. Short term investments of available cash or transfers between TIF #2 funds shall not need CDA approval.

Upon voice vote, all voted 'aye.' Motion carried.

C. Approval of Payments

Alderman Sohns moved and Member Grintjes seconded to approve the payments listed. Upon voice vote, all voted 'aye.' Motion carried.

D. Covenant Healthcare System, Inc. proposed mixed-use outpatient center/clinic/office/and health care related project development agreement. The Community Development Authority may enter closed session pursuant to §19.85(1)(e), Stats., to deliberate upon the terms of and to consider the negotiation of a development agreement with Covenant Healthcare System, Inc. and/or its affiliate(s), for and pertaining to the development of the property at approximately the Northwest corner of South 27th Street and West Oakwood Road, bearing tax key nos. 928-9999-002 and 928-9999-001, and related infrastructure, 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.

Alderman Sohns moved and Member Rhiner seconded to enter closed session pursuant to §19.85(1)(e), Stats., to deliberate upon the terms of and to consider the negotiation of a development agreement with Covenant Healthcare System, Inc. and/or its affiliate(s), for and pertaining to the development of the property at approximately the Northwest corner of South 27th Street and West Oakwood Road, bearing tax key nos. 928-9999-002 and 928-9999-001, and related infrastructure, 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. Upon Roll Call vote, Alderman Sohns and Members Grintjes, Rhiner and Stan vote 'aye.' Motion carried unanimously. Closed session was entered at 7:41 PM.

Member Stan moved and Member Rhiner seconded to reenter open session. Upon voice vote, all voted 'aye.' Motion carried. Open session entered at 8:57 PM.

E. Review & Recommend minor changes to the Site Plan, Landscape Plan and Architectural Elevations for Transpak Corporation, 9575 South Oakwood Park Drive.

Planner II Booth and Paul Crzeszczak with the Briohn Corporation presented the changes and rational for them to the Site Plan, Landscape Plan and Architectural Elevations for Transpak Corporation, 9575 South Oakwood Park Drive.

Member Stan moved and Alderman Sohns seconded to approve Community Development Authority Resolution 2006-001, approving

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the minor changes. Upon voice vote, all voted 'aye.' Motion carried. (As Member Rhiner was present and voted 'aye,' the Chair did not vote.)

- F. Sewer Extension on West Ryan Road at South 51st Street, requiring road closing.
No action needed; none taken.
- G. Future Community Development Authority meeting date(s) and location(s).

After discussion it was agreed to schedule future meetings of the Community Development Authority for the second Wednesday of each month, beginning at 6:00 PM, to be held in the Common Council Chamber. The next meeting is therefore scheduled for February 8, 2006, at 6:00 PM.

Items Members would like to see on future agendas include:

1. Receiving of Quarterly reports and billings from City employees performing services for the Community Development Authority.
2. Discussion of contract management and the best ways of monitoring performance.
3. Clarification and authority for proposed TIFs #3 and #4 - need clarification and updating.
4. CC Resolution 2204-5654, A Resolution to consider the creation of the Franklin Business Center Redevelopment District, and an organizational structure for successful planning and implementation, adopted February 16, 2004.
5. Discussion of applicable statute law for Tax Incremental Finance Districts and any Council motions regarding proposed TIFs #3 and #4, especially as regards the South 27th Street Streetscape Plan development.
6. Updating of CDA by MLG Development, Inc., and others doing projects and/or business in TIF #2.

V. Adjournment

Alderman Sohns moved and Member Stan seconded to adjourn the January 12, 2006, meeting of the Community Development Authority at 9:11 PM. Upon voice vote, all voted 'aye.' Motion carried.