

**City of Franklin
Community Development Authority
Meeting Minutes
July 12, 2007**

**Approved
August 22, 2007**

I. Call to Order and Roll Call

The Thursday, July 12, 2007, Community Development Authority meeting was called to order at 6:00 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Members present were Alderman Kosovich, Members Grintjes, Rhiner, Stan and Spitzer. Member Searle was excused (arrived at 6:20 p.m.) Also present were City Development Director Wheaton, City Attorney Wesolowski and Planning Manager Dietl.

II. Citizen Comment Period

Mayor Taylor opened and closed the citizen comment period at 6:02 PM.

III. Approval of Meeting Minutes

1. Meeting Minutes from June 13, 2007

Member Stan moved and Member Rhiner seconded approval of the June 13, 2007 Community Development Authority meeting minutes. Upon voice vote, 5 voted 'aye' and 0 'No's'. Motion carried.

2. Meeting Minutes from June 28, 2007

Alderman Kosovich moved and Member Grintjes seconded approval of the June 28, 2007 Community Development Authority meeting minutes. Upon voice vote, 5 voted 'aye' and 0 'No's'. Motion carried.

IV. Business

A. Payments

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|---|-------------|
| 1. HNTB-Great Lakes Division
South 27 th Street Streetscape
(Tax Incremental Finance District #3)
(For Information Only) | \$19,906.75 |
| 2. HNTB-Great Lakes Division
South 27 th Street Streetscape
(Tax Incremental Finance District #3)
(For Information Only) | \$7,874.10 |
| 3. Graef Anhalt Schloemer & Associates Inc. | |
| a. South 27 th Street and Oakwood Road Improvements
(Tax Incremental Finance District #4) | \$42,540.01 |
| b. South 31 st Street Extension to Rawson Avenue
(Tax Incremental Finance District #3) | \$13,767.50 |
| c. South 31 st Street Reconstruction to Drexel Avenue
(Tax Incremental Finance District #3) | \$7,685.74 |
| d. Drexel Ave/South 27 th St-South 31 st Street Reconstruction
(Tax Incremental Finance District #3)
(For Information Only) | \$16,438.36 |

City Development Director Wheaton explained that all of the items under payments listed on the agenda are for informational purposes only, relating to TIF Districts No. 3 and No. 4. No motion needed.

- B. Application for a Conceptual and Final Site Plan approval for a facility by Burr Computer Environments, Inc., for Harley-Davidson Motor Company, for the property located at approximately 4777 West Ironwood Drive

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(Tax Key Number 930 9998 002), zoned Planned Development District Number 18, in the Franklin Business Park.

Director of City Development Wheaton introduced Tom Hardin of the Harley-Davidson Motor Company, as well as Ken Nowak and Mike Lee of Burr Computer Environments, who spoke about expanding on the property where the existing Harley-Davidson Distribution Center Facility is located on Franklin Drive to accommodate the Company's needs.

At this point in the meeting, 6:20 p.m., it was noted that Member Searle joined the meeting.

Member Spitzer moved and Member Stan seconded the Motion to approve a Resolution approving a Site Plan and Conceptual and Final Land Use and Site and building plans, and subject to issues raised by Commissioner Rhiner regarding lighting, for Harley-Davidson Motor Company, for the property located at approximately 4777 West Ironwood Drive, zoned PDD 18, in the Franklin Business Park. Upon voice vote, 6 voted 'aye' and 0 'No's'. Motion carried.

- C. Tax Incremental District No. 2 Potential Development Agreement for the Property located at approximately 4722 West Oakwood Road (Tax Key 930999703). The Authority may enter closed session pursuant to §19.85(1)(e), Stats., to consider the terms of a potential development agreement between the City and/or the Community Development Authority and MLG Development, Inc., for the development of Tax Incremental District No. 2, for the property located at approximately 4722 West Oakwood Road 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 Kosovich moved and Member Searle seconded the motion to table this item until the next meeting. Upon voice vote, 6 voted 'aye' and 0 'No's'.

- D. South 27th Street Corridor Plan Area Streetscape Design and Marketing. This item may include, but not be limited to, future services that may be provided by a marketing firm relating to the development of branding, theme, and logo for the South 27th Street Corridor Plan Area, including scope of work, terms and conditions, timing, and contact. The Authority may enter into closed session pursuant to §19.95(1)(e), Stats., to deliberate upon the terms of and to consider the negotiation of and negotiate services agreements to provide the products of the above subject matter, 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.

No action needed, none taken.

- E. Forward Wisconsin – 2007 Chicago Marketing Mission.

No action needed, none taken.

- V. Next regular meeting date(s) – tentatively set for Thursday, August 9, 2007, at 6:00 p.m.

No action needed, none taken.

- VI. Adjournment

Member Spitzer moved and Member Searle seconded to adjourn the Wednesday, July 12, 2007, meeting of the Community Development Authority at 6:55 p.m. Upon voice vote, all voted 'aye'. Motion Carried.