

**City of Franklin
Community Development Authority
Meeting Minutes
March 22, 2012**

Approved

I. Call to Order and Roll Call

The Thursday, March 22, 2012, Community Development Authority meeting was called to order at 6:01 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Holpfer, Mullarkey, Ryan, Alderman Skowronski, Kass and Bartels. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

Mayor Taylor opened the Citizen Comment period at 6:02 PM. No citizens came forward. Mayor Taylor closed the Citizen Comment period.

III. Approval of Meeting Minutes

Meeting Minutes from February 23, 2012

Member Alderman Skowronski moved and Member Holpfer seconded a motion to approve the February 23, 2012 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 6-0.

IV. Business

A. Harley-Davidson Motor Company requests for i) confirmation of approval of proposed parking requirements resulting from the 2 parcel certified survey map to divide the existing developed portions of the Harley-Davidson property in the Franklin Business Park recommended for approval by the Community Development Authority on November 17, 2011 and as granted by the February, 1996 variance for the property; and ii) waiver of the City of Franklin Community Development Authority’s Repurchase Rights under Section 9. of the Declaration of Protective Covenants for Franklin Business Park for Lot 1, Block 10 of Franklin Business Park Addition No. 1 on West Ironwood Drive (the Harley-Davidson vacant parcel).

The Executive Director presented the item. Mr. Tom Hardin of Harley-Davidson Motor Company and Atty. Todd R. Champeau, in-house legal counsel for Harley-Davidson Motor Company were present at the meeting. Member Mullarkey moved and Member Holpfer seconded a motion to approve the parking space provisions depicted upon and pursuant to the Site Plan Submitted to the Department of City Development for Minor Site Plan Amendment approval in conjunction with the 2 Lot Certified Survey Map acted upon by the Common Council on March 20, 2012, as such parking space provisions are consistent with the City regulatory terms applicable thereto and the February, 1996 parking spaces variance previously granted. Upon voice vote, all voted “aye”. Motion carried: 6-0. Member Ryan moved and Member Kass seconded a motion to waive the Community Development Authority’s repurchase rights as may otherwise be available under Section 9. of the Declaration of Protective Covenants for Franklin Business Park for Lot 1, Block 10 of Franklin Business Park Addition No. 1 on West Ironwood Drive. Upon voice vote, all voted “aye”. Motion carried: 6-0.

B. Potential Development of Property within the Franklin Business Park. The Authority may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and negotiate terms relating to the potential development of property within the Franklin Business Park, and the governmental

**City of Franklin
Community Development Authority
Meeting Minutes
March 22, 2012**

actions in relation thereto and to effect such development, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

The Chairman introduced the item and read the above noticed basis for the Authority to enter closed session. Member Alderman Skowronski moved and Member Ryan seconded a motion to enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and negotiate terms relating to the potential development of property within the Franklin Business Park, and the governmental actions in relation thereto and to effect such development, 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, all voted “aye”. Motion carried: 6-0. The Authority entered closed session at 6:09 PM. The Authority reentered open session at 6:39 PM. No action needed; none taken.

C. United States Foreign-Trade Zone status in the Franklin Business Park.

The Executive Director presented the item. Member Holpfer moved and Member Mullarkey seconded a motion to direct staff to distribute the Foreign-Trade Zone materials received from the Port of Milwaukee to interested current, new and potential Franklin Business Park business owners upon requests for information with regard to new development or expansions. Upon voice vote, all voted “aye”. Motion carried: 6-0.

D. Future business parks as planned in the City of Franklin 2025 Comprehensive Master Plan and the prior recommendations of the Plan Commission and the former Economic Development Commission.

The Executive Director reported on the status of the item. Discussion among the Members followed. The subject matter includes not only potential location, but also the form of development and operation and the history of such development in the City should be included for consideration in decisions upon the subject.

V. Vouchers

Member Ryan moved and Member Bartels seconded a motion to approve the vouchers presented by the Department of Finance as contained in the March 22, 2012 Authority Agenda packet materials in the total amount of \$91.50. Upon voice vote, all voted “aye”. Motion carried: 6-0.

VI. Next meeting date (April 19, 2012 and/or at the call of the Chairman)

No action needed; none taken.

VII. Adjournment

Member Ryan moved and Member Bartels seconded a motion to adjourn the Thursday, March 22, 2012 meeting of the Community Development Authority at 6:49 PM. Upon voice vote, all voted “aye”. Motion carried: 6-0.