

**City of Franklin
Community Development Authority
Meeting Minutes
September 23, 2010**

*Approved
October 21, 2010*

I. Call to Order and Roll Call

The Thursday, September 23, 2010, Community Development Authority meeting was called to order at 6:00 PM by Vice-Chairman Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Vice-Chairman Taylor, Holpfer, Mullarkey and Bartels. Members Mayor Taylor, Kass and Ryan were excused. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

Vice-Chairman Taylor opened the Citizen Comment period at 6:01 PM. No citizens came forward. Vice-Chairman Taylor closed the Citizen Comment period.

III. Approval of Meeting Minutes

Meeting Minutes from August 19, 2010.

Member Holpfer moved and Member Bartels seconded a motion to approve the August 19, 2010 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.

IV. Business

A. C. Drehmel, Managing Director, GPU, LLC, Freedom Air, LLC, new business development proposals.

The Authority heard this subject matter at 6:20 PM, following item IV. B. C. Drehmel presented a PowerPoint demonstration of the GPU, LLC and Freedom Air, LLC entities and the unique products and services offered by the development proposals and patented properties as described in the written materials contained in the agenda packet. The primary focus of the presentation was a GPU amusement theme park and an aircraft manufacturing plant/airport and its potential location at the former Rainbow Airport site on South 76th Street south of West Ryan Road. Upon conclusion of the presentation at 7:20 PM, Vice-Chairman Taylor inquired as to future potential action upon the subject matter. The Executive Director noted that C. Drehmel had expressed an interest in the City potentially participating as an issuer in revenue bond financing and offered to provide C. Drehmel evidence of the City’s prior revenue bond participation and to contact Milwaukee County as the owner of the former Rainbow Airport property with regard to the potential for the proposed aircraft manufacturing plant/airport development. No action needed; none taken.

B. Ryan Creek Interceptor sanitary sewer project status, service area, and potential commercial development and business park development.

The Authority heard this subject matter as its initial Business item while awaiting the arrival of support staff of the presenter upon item IV. A. The Executive Director informed the Authority of the recent approval by the Common Council of an agreement with the Milwaukee Metropolitan Sewerage District for the construction of the Ryan Creek Interceptor Sewer and the forthcoming consideration of the agreement by the District. The

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project would provide municipal sanitary sewer service to a substantial area in the southern portion of the City. City Planning Manager Joel E. Dietl informed the Authority of the consideration given to the potential development of the area with sewer and without sewer in the lengthy process of preparing and adopting the City of Franklin 2025 Comprehensive Master Plan. He noted that without sewer, the area was likely to support low-density residential development. He also noted that with sewer, the area may support some 2,400 acres of new commercial development, with some 1,500 acres of new residential development and some 1,900 acres also being participatory in new natural resource feature considerations, all in view of the current City population of 34,900 potentially reaching 57,000 people. The Planning Manager also noted that the Plan provides for the potential of a 300 acre business park and a 200 acre business park in the area to be served by the Ryan Creek Interceptor sewer. Vice-Chairman Taylor noted that this project was necessary to allow for the appropriate growth of the City. No action needed; none taken.

C. Action expressing intent to terminate Tax Incremental District No. 2.

The Director of Finance and Treasurer presented this item to the Authority with the detail as set forth in his Memorandum to the Authority in the agenda packet. Member Holper moved and Member Mullarkey seconded a motion to direct staff to take the actions necessary to terminate Tax Incremental District No. 2 by December 31, 2011. Upon voice vote, all voted “aye”. Motion carried: 4-0.

D. Request for Tax Incremental District No. 2 funding for the reconstruction of West Oakwood Road.

The Director of Finance and Treasurer presented this item to the Authority with the detail as set forth in his Memorandum to the Authority in the agenda packet. Vice-Chairman Taylor provided a history of the truck use of West Oakwood Road from the Business Park. Member Mullarkey moved and Member Bartels seconded a motion to authorize Tax Incremental District No. 2 funding of the reconstruction of West Oakwood Road at an estimated cost of \$422,000. Upon voice vote, all voted “aye”. Motion carried: 4-0.

V. Vouchers

Member Bartels moved and Member Mullarkey seconded a motion to approve the vouchers presented by the Department of Finance as contained in the September 23, 2010 Authority Agenda packet materials in the total amount of \$29,607.01. Upon voice vote, all voted “aye”. Motion carried: 4-0.

VI. Next meeting date (October 21, 2010 and/or at the call of the Chairman)

Vice-Chairman Taylor noted the next meeting date of October 21, 2010. No action needed; none taken.

VII. Adjournment

Member Mullarkey moved and Member Bartels seconded a motion to adjourn the Thursday, September 23, 2010 meeting of the Community Development Authority at 7:32 PM. Upon voice vote, all voted “aye”. Motion carried: 4.