

**City of Franklin  
Community Development Authority  
Meeting Minutes  
August 19, 2010**

I. Call to Order and Roll Call

**The Thursday, August 19, 2010, Community Development Authority meeting was called to order at 6:00 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Alderman Taylor, Kass, Holpfer and Bartels. Members Mullarkey and Ryan were excused. Also present was Executive Director Wesolowski.**

II. Citizen Comment Period

**Mayor Taylor opened the Citizen Comment period at 6:01 PM. No citizens came forward. Mayor Taylor closed the Citizen Comment period.**

III. Approval of Meeting Minutes

Meeting Minutes from July 29, 2010.

**Member Alderman Taylor moved and Member Bartels seconded a motion to approve the July 29, 2010 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

IV. Business

- A. Report from the City Engineer as to the terms and status of the development of the South 27th Street Corridor, including discussions with the Wisconsin Department of Transportation and the Franklin/Oak Creek Joint 27th Street Steering Committee.

**City Engineer John M. Bennett reported on the subject matter, which report included copies of the latest cross-section plans and streetscape element items under discussion between the Steering Committee and the Department, and the minutes from the August 12, 2010 Committee meeting with the Department. Discussion by the Authority involved the potential costs and timing of the reconstruction project under the jurisdiction of the Department. Mayor Taylor noted that the Steering Committee’s Franklin membership is a subcommittee of the Economic Development Commission and that the role of the Steering Committee is that of a recommending body, just as the EDC is to the Common Council, and that the Common Council has not received any recommendations or acted upon any of the specific matters currently under discussion between the Steering Committee and the Department. Upon inquiry from the Mayor, the City Engineer also advised that the Common Council has not budgeted for any local cost share for the reconstruction project except for a relatively limited general line item within Tax Incremental District No. 3. Mayor Taylor also noted that the entire six mile length of the corridor may be an appropriate consideration for the expansion of the existing Tax Incremental District Nos. 3 and 4, or the creation of an additional TID(s), noting that that entire area on the east side of the corridor is within the Oak Creek TID. No action needed; none taken.**

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- B. Report from the City Planning Manager as to the status of the proposed developments on South 27<sup>th</sup> Street of a Golden Corral Restaurant on the northwest corner of South 27th Street and South Riverwood Boulevard, and a dental clinic at 6835 – 6865 South 27th Street.

**City Planning Manager Joel E. Dietl reported on the above matters, noting the anticipated application by the developer of the dental clinic, which received bond financing initial resolution approval from the Common Council on August 17, 2010. He also noted that the approximate value of that development is \$12,000,000. He also advised that as of last word from the developer of the Golden Corral Restaurant, that while the original development approvals had expired, that the intent was to do what was necessary to proceed with the project. No action needed; none taken.**

- C. Report from the City Attorney as to the terms and status of the *South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek* development entity/entities.

**City Attorney Jesse A. Wesolowski informed the Authority that the subject remained a work in progress. He distributed a copy of a State Bar newsletter article submission he prepared which listed and discussed all types of entities available under Wisconsin law which may manage development activities, such as the development of the Corridor. Mayor Taylor recalled the previous discussion by the Common Council and the Authority of the potential for an entity involving the membership of the Authority and the Oak Creek CDA, as well as the Aldermen for the Districts which include South 27th Street, and the need to be ready for when the economic climate changes upon positive winds. No action needed; none taken.**

- V. Vouchers

**None.**

- VI. Next meeting date (August 19, 2010 and/or at the call of the Chairman)

**No action needed; none taken.**

- VI. Adjournment

**Member Alderman Taylor moved and Member Holpfer seconded a motion to adjourn the Thursday, August 19, 2010 meeting of the Community Development Authority at 6:56 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0.**