

**City of Franklin**  
**Community Development Authority**  
**Meeting Minutes**  
**August 22, 2013**

**Approved 9/19/2013**

I. Call to Order and Roll Call

**The Thursday, August 22, 2013, 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, Ryan, Alderman Skowronski, Kass, and Vignyich. Members Holpfer and Mullarkey 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 at 6:01 PM.**

III. Approval of Meeting Minutes

Meeting Minutes from July 18, 2013

**Member Alderman Skowronski moved and Member Ryan seconded a motion to approve the July 18, 2013 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

IV. Business

- A. Application for Site and Building Plans approval for the construction of a 69,596 square foot industrial building, for Meltric Corporation, Design 2 Construct Development Corporation, applicant, for the property located at approximately the south side of West Oakwood Park Drive between the 4700 block and 5100 block, ([an approximate 5.7 acres recently divided from] Tax Key No. [930-0007-002]), zoned Planned Development District No. 18, in the Franklin Business Park.

**Senior Planner Nick Fuchs presented the item, describing the proposed development and noting that the future expansion area depicted on the plans would require a future approval process. Representatives of Meltric Corporation were present and described its business and operations in response to questions and discussion by Authority Members; a question was also raised by a Meltric representative regarding the staff proposed condition No. 3 on the draft resolution before the Authority, pertaining to a requirement for concrete wall structure were the current proposed development would connect to the depicted future expansion, the representative proposing that the “Alternate South Elevation” in the plans showing metal wall structure was appropriate under the circumstances of potential future expansion. Upon further question by the Authority on the wall structure subject, Authority Members commented approval positions for the metal wall structure. Member Kass moved and Member Alderman Skowronski seconded a motion to adopt A Resolution Approving Site and Building Plans for Meltric Corporation Industrial Building Construction (approximately the south side of West Oakwood Park Drive between the 4700 block and 5100 block) (Design 2 Construct Development Corporation), deleting draft condition no. 3 in said resolution. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

**City of Franklin  
Community Development Authority  
Meeting Minutes  
August 22, 2013**

- B. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 3; Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Franklin, Wisconsin.

**Ehlers representatives Michael C. Harrigan and Dawn R. Gunderson Schiel presented a detailed report upon the subject matter and the facts and estimates considered in the process of drafting the TID No. 3 Project Plan Amendment together input from City staff. The Ehlers representatives answered all of the questions posed by Authority Members. The Chairman followed the presentation with the statement to commence the public hearing process. The Executive Director read the Public Hearing Notice. The Chairman opened the Public Hearing at 7:06 PM. Upon and following three requests inquiring whether any members of the public wished to speak, with no members of the public wishing to speak, the Chairman closed the Public Hearing at 7:07 PM. Member Kass moved and Member Ryan seconded a motion to adopt A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Franklin, Wisconsin. Upon roll call vote, all voted “aye”. Motion carried: 4-0.**

- C. Future business parks potential locations, potential acquisition(s) of property for future business parks, and potential creation, establishment and operational aspects of future business parks. The Authority may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to the potential acquisition and development of property within the City for future business park(s), and the investing of public funds and governmental actions in relation thereto and to effect such development, including the terms and provisions of a potential development agreement for the development of property within a tax incremental district for future business park purposes, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

**The Chairman read the above noticed basis for the Authority to enter closed session. Member Alderman Skowronski moved and Member Kass seconded a motion to enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to the potential acquisition and development of property within the City for future business parks(s), and the investing public funds and governmental actions in relation thereto and to effect such development, including the terms and provisions of a potential development agreement for the development of property within a tax incremental district for future business park purposes, 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: 4-0. The Authority entered closed session at 7:10 PM. The Authority reentered open session at 7:56 PM. No action taken.**

- D. 2013 Six Month Financial Reports for Tax Incremental District Nos. 3 and 4.

**Deputy Director of Finance Paul Rotzenberg presented the item and answered questions from the Chairman. Member Alderman Skowronski moved and Member Ryan seconded a motion to accept for filing the 2013 Six Month Financial Reports for Tax Incremental District Nos. 3 and 4. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

**City of Franklin  
Community Development Authority  
Meeting Minutes  
August 22, 2013**

V. Vouchers

**None Presented.**

VI. Next meeting date (September 19, 2013 and/or at the call of the Chairman)

**No action needed; none taken.**

VII. Adjournment

**Member Alderman Skowronski moved and Member Kass seconded a motion to adjourn the Thursday, August 22, 2013 meeting of the Community Development Authority at 8:00 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0.**