

**City of Franklin  
Community Development Authority  
Meeting Minutes  
December 19, 2013**

**Approved 3/13/2014**

I. Call to Order and Roll Call

**The Thursday, December 19, 2013, Community Development Authority meeting was called to order at 6:05 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Ryan, Holpfer, Alderman Skowronski and Kass. Members Mullarkey and Vignovich were excused. Also present was Executive Director Wesolowski.**

II. Citizen Comment Period

**Mayor Taylor opened the Citizen Comment period at 6:05 PM. No citizens came forward. Mayor Taylor closed the Citizen Comment period at 6:05 PM.**

III. Approval of Meeting Minutes

Meeting Minutes from October 17, 2013

**Member Ryan moved and Member Holpfer seconded a motion to approve the October 17, 2013 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0 (Chairman voting).**

IV. Business

A. Application for a Zoning Compliance Permit approval for the expansion of Baptista’s Bakery, Inc. for the property located at 4625 Oakwood Park Drive \*to include in its operations the adjacent across the street property at 10000 South Franklin Drive primarily for office, warehouse, storage, staging, final packaging and repackaging and distribution uses, in the Franklin Business Park, by TI Investors of Franklin, LLC, a subsidiary of Zilber, Ltd., and Baptista’s Bakery, Inc.

**Mayor Taylor introduced the item. Mr. Neil Stockman, a Vice-President at Baptista’s Bakery presented the proposed expansion uses as set forth in the zoning compliance permit application and answered the Members’ questions thereon. Mr. Stockman noted that the application evidenced Baptista’s strategic expansion in the City of Franklin. Member Ryan moved and Member Kass seconded a motion to approve the Zoning Compliance Permit application for the expansion of Baptista’s Bakery, Inc. for the property located at 4625 Oakwood Park Drive, including the property located at 10000 South Franklin Drive in the Franklin Business Park, by TI Investors of Franklin, LLC, a subsidiary of Zilber, Ltd. and Baptista’s Bakery, Inc. Upon voice vote, all voted “aye”. Motion carried: 4-0 (Chairman voting). The vote was unanimous. Member Ryan moved and Member Kass seconded a motion to waive any rights of repurchase or first refusal which may be set forth in the Franklin Business Park Declaration of Protective Covenants and such waiver results in such rights no longer being applicable to the property at located at 10000 South Franklin Drive and the adjoining 11.33 acre parcel. Upon voice vote, all voted “aye”. Motion carried: 4-0 (Chairman voting).**

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B. City of Franklin “70/30” residential/commercial tax base ratio goal definition and calculations: staff report following 2013 assessment revaluations as directed by the Authority on July 18, 2013.

**Director of Finance and Treasurer Paul Rotzenberg presented the item and Mayor Taylor commented on the history of the goal and the progress made, with the reported ratio as of the end of 2013, following the completion of all of the January 1, 2013 property valuations, being 75.2% residential and 24.8% commercial, an increase of 1.5% over the year. Mayor Taylor expressed a sense of accomplishment by the City in working towards its City-wide 70-30 goal.**

**No action needed; none taken.**

V. Vouchers

**None Presented.**

VI. Next meeting date (January 16, 2014 and/or at the call of the Chairman)

**The Chairman mentioned the above. No action needed; none taken.**

VII. Adjournment

**Member Ryan moved and Member Kass seconded a motion to adjourn the Thursday, December 19, 2013 meeting of the Community Development Authority at 6:42 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0 (Chairman voting).**