

City of Franklin
Community Development Authority
Meeting Minutes
February 17, 2011

Approved May 26, 2011

I. Call to Order and Roll Call

The Thursday, February 17, 2011, 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, Alderman Taylor, Ryan, Kass and Bartels. Member Holpfer arrived at 6:04 PM. Member Mullarkey was 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 January 20, 2011.

Member Ryan moved and Member Alderman Taylor seconded a motion to approve the January 20, 2011 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.

Meeting Minutes from February 3, 2011.

Member Bartels moved and Member Ryan seconded a motion to approve the February 3, 2011 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.

IV. Business

A. Economic Development Commission recommended Business Incentive Options.

Mayor Taylor introduced the item noting that he referred the subject matter to the Authority because it was important to include the Authority in the incentive consideration process. Mayor Taylor discussed the incentive tools listed in the materials prepared by the Economic Development Commission, and the existence and success of business improvement districts throughout the State and the use of that entity for South 27th Street. Mayor Taylor noted that the Property Tax Strategies section of the materials had been removed from the Options and the Executive Director advised that the reason was due to constitutional uniformity clause concerns as he had informed the Common Council during its review of the subject matter materials on February 15, 2011. Member Ryan noted the need for extra tools to foster appropriate development, the need to have parameters for development incentives application and that the consideration of the materials was a good way to get started on the process. Member Kass said that in today’s development climate everyone asks for incentives and they are necessary if you want to compete. He also said that it is important to include other entities interested in development in the incentive process. Mayor Taylor mentioned substantial development incentives recently provided in other municipalities on large projects. Member Holpfer noted that the Options provided were general in nature. He discussed the benefits of being able to support “green” and

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“lead” development projects and the benefits of providing small business assistance as he experienced previously in the City of West Allis with his involvement in the Chamber of Commerce and the West Allis Development Commission, including a “bridge financing” program. Member Bartels discussed the potential challenges working with multiple school districts. Member Kass discussed the importance of an efficient and timely process for the review of development applications as being paramount, citing recent successful and unsuccessful applications in other municipalities. The Executive Director suggested that if the Authority was interested in further action upon the subject matter at this time based upon the Members’ comments, that perhaps the subject should be referred to staff to provide specifics and dimension to the Options and other available incentives tools, such as a revolving loan fund, including the potential location of an incentives program on the City website. Member Kass stated that it was necessary to act to remain competitive with other municipalities. Member Ryan moved and Member Kass seconded a motion to refer the incentives subject to staff for detail refinement and to report thereon at the next regularly scheduled meeting. Upon voice vote, all voted “aye”. Motion carried: 5-0.

V. Vouchers

None presented.

VI. Next meeting date (March 17, 2011 and/or at the call of the Chairman)

The Chairman referred the subject to the Executive Director, who polled the Members as to availability for a meeting on February 21, 2010, as a meeting at the call of the Chairman.

VII. Adjournment

Member Ryan moved and Member Alderman Taylor seconded a motion to adjourn the Thursday, February 17, 2011 meeting of the Community Development Authority at 6:44 PM. Upon voice vote, all voted “aye”. Motion carried: 5-0.