

City of Franklin
Community Development Authority
Meeting Minutes
May 24, 2012

Approved July 19, 2012

I. Call to Order and Roll Call

The Thursday, May 24, 2012, 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, Holpfer, Mullarkey, Ryan, Alderman Skowronski and Bartels. Member Kass was excused. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

A Citizen Comment period was not on the agenda due to the nature of the concurrent meeting with the other governmental bodies. 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 March 22, 2012

Member Ryan moved and Member Mullarkey seconded a motion to approve the March 22, 2012 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 5-0.

Meeting Minutes from April 19, 2012

Member Ryan moved and Member Holpfer seconded a motion to approve the April 19, 2012 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 5-0.

IV. Business

- A. Application for a Site Plan Amendment for the addition of 91 standard parking stalls along the 120-foot wide strip of land extending from the southwest corner of the existing Baptista’s Bakery, Inc. site towards West Oakwood Road, installation of an approximately 5-foot high berm and additional landscaping, addition of a 40 foot by 352 foot trailer staging area directly east of the Baptista’s Bakery, Inc. building, reservation of an area to the north of the Baptista’s Bakery, Inc. building for a 15,112 square foot future truck trailer staging area and construction of a tanker unloading station to the north of the building, by Baptista’s Bakery, Inc., for the property located at approximately 4625 West Oakwood Park Drive, (Tax Key Number 930-0006-000), zoned Planned Development District Number 18, in the Franklin Business Park.

Planning Manager Joel Dietl presented the item. Mr. Harl Forston was present on behalf of the applicant. The Planning Manager described the proposed changes to the site plan and noted that they have been part of the discussions involved with the ongoing Baptista’s Bakery, Inc. expansion project for a number of months and have been anticipated accordingly. He also noted the substantial landscaping to be provided on the south side of the development. The Department of City Development recommended approval. Member Alderman Skowronski moved and Member Holpfer seconded a motion to adopt A Resolution Amending the Site Plan for the property located at 4625 West Oakwood Park Drive (Baptista’s Bakery, Inc.). Upon voice vote, all voted “aye”. Motion carried: 5-0.

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- B. 2011 Year End and 2012 Three Months Ending March 31st Financial Reports including Balance Sheets and Statements of Revenue, Expenses and Fund Balance for Tax Incremental District Nos. 2, 3 and 4 and Cash Flow Projections for Tax Incremental District Nos. 3 and 4.

Director of Finance and Treasurer Calvin A. Patterson presented the item and discussed in detail the reports provided to the Authority, including upon discussion by Mayor Taylor, the successful closure of Tax Incremental District No. 2, specifically, the current amounts earned by the development in the way of revenues generated by the tax increment to be currently disbursed to the respective taxing jurisdictions. Current account status information as set forth in the materials and future projections for Tax Incremental District Nos. 3 and 4 were discussed in detail. Following the discussion and the reading of the listing of the specific amounts of the disbursements to be paid to the taxing jurisdictions in the materials provided by the Director of Finance, Mayor Taylor briefly left the meeting to retrieve the resulting checks so made payable by the Department of Finance and returned to the meeting. Member Alderman Skowronski moved and Member Ryan seconded a motion to accept for filing the 2011 Year End and 2012 Three Months Ending March 31st Financial Reports including Balance Sheets and Statements of Revenue, Expenses and Fund Balance for Tax Incremental District Nos. 2, 3 and 4 and Cash Flow Projections for Tax Incremental District Nos. 3 and 4. Upon voice vote, all voted “aye”. Motion carried: 5-0. Mayor Taylor noted on the record that he was applying his signature to the disbursement checks as he did so; the checks including those to Franklin School District in the amount of \$376,809.35, Oak Creek Franklin School District in the amount of \$108,035.58, Milwaukee Area Technical College in the amount of \$83,307.98, Milwaukee County in the amount of \$193,322.01, Milwaukee Metropolitan Sewerage District in the amount of \$61,842.79, and City of Franklin in the amount of \$268,182.44.

- C. South 27th Street Corridor: Wisconsin Department of Transportation U.S. 241 Reconstruction Project and the South 27th Street Corridor Streetscape Plan; Tax Incremental District Financing and Alternatives Available for Existing Districts.

Director of Finance and Treasurer Calvin A. Patterson presented the item and discussed projected costs and existing and potential project areas in relation to the existing boundaries of Tax Incremental District Nos. 3 and 4, and considerations with regard to existing and potential amended project plans. Member Mullarkey moved and Member Ryan seconded a motion to direct staff to meet with Ehlers to review the alternatives presented to see if there are an additional alternatives and if they concur in amending TIF #3 and to prepare a proposal to amend the TIF District #3 Project Plan including any necessary meetings with the Joint Review Board to allow for the entire 27th Street road reconstruction costs to be included as a project cost of TIF District #3 and also an appropriate course of action with regard to TIF District #4 and the 27th Street road reconstruction costs pertaining to it and to report thereon as soon as possible. Upon voice vote, all voted “aye”. Motion carried: 5-0.

- V. Vouchers
None Presented.

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VI. Next meeting date (June 21, 2012 and/or at the call of the Chairman)

No action needed; none taken. Mayor Taylor advised the Members to inform the Executive Director of any planned vacation days which might conflict with future meeting dates.

VII. Adjournment

Member Ryan moved and Member Mullarkey seconded a motion to adjourn the Thursday, May 24, 2012 meeting of the Community Development Authority at 7:03 PM. Upon voice vote, all voted “aye”. Motion carried: 5-0.