

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

Approved 1/19/2012

I. Call to Order and Roll Call

The Thursday, November 17, 2011, 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 Skowronski, Ryan, Kass, Mullarkey, Bartels and Holpfer. 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 August 18, 2011

Alderman Skowronski moved and Member Kass seconded a motion to approve the August 18, 2011 Community Development Authority meeting minutes. Upon voice vote, all voted “aye.” Motion carried: 6-0.

Meeting Minutes from September 1, 2011

Alderman Skowronski moved and Member Holpfer seconded a motion to approve the September 1, 2011 Community Development Authority meeting minutes. Upon voice vote, all voted “aye.” Motion carried: 6-0.

Meeting Minutes from September 21, 2011

Member Ryan moved and Member Bartels seconded a motion to approve the September 21, 2011 Community Development Authority meeting minutes. Upon voice vote, all voted “aye.” Motion carried: 6-0.

IV. Business

- A. Harley-Davidson Motor Company 2 parcel certified survey map to divide the existing developed portions of the Harley-Davidson property in the Franklin Business Park.

City Planning Manager Joel Dietl presented the item. Attorney Matthew K. Impola of Foley and Lardner LLP, counsel for Harley-Davidson Motor Company, Mr. Tom Hardin of Harley-Davidson Motor Company and Atty. Todd R. Champeau, in-house legal counsel for Harley-Davidson Motor Company were present at the meeting. Mr. Dietl stated that the Department of City Development recommended approval, with the note that a setback issue would need to be addressed by the applicant. Alderman Skowronski moved and Member Mullarkey seconded a motion to recommend approval of the 2 parcel certified survey map to the Plan Commission and the Common Council. Upon voice vote, all voted “aye.” Motion carried: 6-0.

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- B. Status of Ryan Creek Interceptor public sanitary sewer project; future business parks as planned in the City of Franklin 2025 Comprehensive Master Plan and the prior recommendations of the Plan Commission and the former Economic Development Commission.

The Chairman introduced the subject matter and the Executive Director discussed the status of the Ryan Creek Interceptor project, noting that construction was commencing. City Planning Manager Joel Dietl presented the history of development planning in the City, including but not limited to the Ticknor report and the Franklin First report, leading to the 2025 Comprehensive Master Plan and its provisions for the development of future business parks. The Planning Manager noted that the prior reports and plans and the incorporation and reference of such reports and plans in the Master Plan, together with the Master Plan's outline of future activities to further economic development and future business parks was the "perfect start." No action needed; none taken.

- C. South 27th Street Corridor development administration.

The Executive Director presented the item, noting the status of the Wisconsin Department of Transportation reconstruction project and that final determinations were expected to be forthcoming in 2012, Member Ryan's work toward coordinating the local subject matters pending involved, and the further review needed by the 27th Street Steering Committee and the Cities of Franklin and Oak Creek. No action needed; none taken.

- D. Tax Incremental District No. 2 closure recognition gathering event.

Member Ryan and the Executive Director presented the item. Tentative plans for the gathering following input and work together with J. Michael Mooney of MLG Development, Inc. and Craig Haskins of the Forward Franklin Economic Development Committee include a February 29, 2012 event date. No action needed; none taken.

- E. Dissolution/Termination of Tax Incremental District No. 2 and authorizing the Director of Finance and Treasurer to distribute excess increment to the overlying Taxation Districts.

The Director of Finance and Treasurer Cal Patterson presented the item. Member Ryan moved and Alderman Skowronski seconded a motion to approve resolution 2011 ____ to authorize the Dissolving/Terminating of TIF District #2 and Authorizing the City of Franklin Director of Finance & Treasurer to distribute excess increment to the overlying Taxation Districts, subject to technical changes. Upon voice vote, all voted "aye." Motion carried: 6-0. Alderman Skowronski moved and Member Holpfer seconded a motion to Authorize the City of Franklin Director of Finance & Treasurer to distribute excess increment to the overlying Taxation Districts based upon the current estimates and transfer any remaining balance by the end of February, 2012, to the Ponds escrow agreement. Upon voice vote, all voted "aye." Motion carried: 6-0.

- F. Termination of Community Development Authority accrual for cost participation in construction of retaining wall between Stout Building #2 site and the Custom Mold Engineering Site.

The Director of Finance and Treasurer Cal Patterson presented the item. The Executive Director noted the need for detailed review of the purpose and source of the subject and

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potential for any remaining interest. Member Mullarkey moved and Alderman Skowronski seconded a motion to authorize the termination of a CDA accrual of \$15,000 for participation in construction of retaining wall between the Stout Building #2 Site and the Custom Mold Engineering Site, as discussed at the November 17, 2011 Community Development Authority meeting. Upon voice vote, all voted “aye.” Motion carried: 6-0.

G. Escrow agreement between the Community Development Authority and the City of Franklin for disbursing funds on the Franklin Business Park Pond Retrofit Project.

The Executive Director presented the item, noting that the agreement terms were subject to technical changes to content and terms as previously discussed by the Authority and the further development of ongoing negotiations. With that understanding, Member Holpfer moved and Alderman Skowronski seconded a motion to establish an Escrow Agreement between the Community Development Authority and the City of Franklin for disbursing funds when due on the Franklin Business Park Pond Retrofit Project. Upon voice vote, all voted “aye.” Motion carried: 6-0.

V. Vouchers

Member Alderman Skowronski moved and Member Mullarkey seconded a motion to approve the vouchers presented by the Department of Finance as contained in the November 17, 2011 Authority Agenda packet materials in the total amount of \$4,879.06. Upon voice vote, all voted “aye.” Motion carried: 6-0.

VI. Next meeting date

No action needed; none taken.

VII. Adjournment

Member Ryan moved and Member Holpfer seconded a motion to adjourn the Thursday, November 17, 2011 meeting of the Community Development Authority at 7:17 PM. Upon voice vote, all voted “aye”. Motion carried: 6-0.