

Chair R. Dudek called the Community Development Authority (CDA) and President R. Ruesch called the Board of Trustee (BOT) joint meeting to order at 6:35 p.m.

1.0 ROLL CALL - Present: CDA Chair R. Dudek; Members P. Harenda, J. Mesec, R. Stollenwerk, and L. Teschendorf (B. Shaw & P. McGlinn excused); Village President R. Ruesch; Trustees D. Besson, J. Mesec, M. Stahl and L. Teschendorf (M. Bennett & D. Schwartz excused); Administrator M. Weber. Audience (5).

2.0 PUBLIC COMMENT – None.

3.0 GENERAL BUSINESS

3.1 CDA Minutes: Nov. 18, 2015 – Unanimously approved (Teschendorf, Mesec).

3.2 Potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100 – Curt Mauer (Commercial Horizons), Mark Anderson (Festival Foods), Mike Kohlbeck (McMahon Eng.-Archt.) and Brian McGuire (Outlook Development) were present. A proposal was presented for the redevelopment of the Country Fair Shopping Center, now owned by Outlook Development. Commercial Horizons would purchase the former Kmart structure and attendant land, and the structure razed to build a Festival Foods grocery store. The remaining property in the center would be rehabilitated by Outlook Development. A TIF district (TID #4) is sought to provide financial assistance for the redevelopment. The proposal was discussed at length.

Motion (Teschendorf, Mesec for CDA; Besson, Stahl for Board)) to convene in closed session pursuant to Wis. Stat. §19.85(1)(e), to deliberate upon and to consider the negotiation of potential property acquisition/relocation costs and developer proposal(s), with regard to potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100, and to re-enter open session at the same place thereafter, unanimously approved on a roll-call vote.

Motion to convene into open session (Teschendorf, Mesec for CDA; Stahl, Besson for BOT), unanimously approved on a roll-call vote.

3.3 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - A recent state legislative change in the requirement of on-street bike lanes, might provide an opportunity to re-request the removal of these lanes to allow wider vehicle travel lanes and medians in the WisDOT STH 100 reconstruction project. It was noted that bicycle accommodation could be accomplished with a multi-use path in the easterly ATC right-of-way, perhaps financed by a new TIF, or a bike route on Village streets to the west. The likelihood of WisDOT design changes was discussed. The consensus was to make a written request to WisDOT to reconsider the on-street bike lanes at the Jan. 25 Board meeting.

Staff and Jolena Presti met with Bosch owner Rick Putlitz to discuss the Bosch move and development plans. WisDOT and Putlitz closed on subject properties in December and the Bosch is to be moved by September 2016. Funds are encumbered from the closed TID #2 to assist with redevelopment in this block. There was consensus that the Village should provide some conceptual design schemes for the area, to help guide redevelopment. Ms. Presti was asked to submit a proposal from Vandewalle.

- 3.4 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities, Consultant Proposal for Redevelopment Strategy – An updated proposal from Vandewalle was discussed. The matter was deferred to the next meeting. It was noted that Vandewalle would still assist in the review of the TID #4.
 - 3.5 TID #3 Update/Area Northwest of Abbott Ave. – The Village Attorney is still reviewing Developer Agreement provisions regarding increment guarantees.
 - 3.6 Hales Corners Park/Pool Update – Mr. Weber reported.
 - 3.7 Chamber of Commerce Update – Mr. Ruesch reported.
 - 3.8 Other Development Projects – Sendik’s project is moving forward.
 - 3.9 Administrative Report – No report.
- 4.0 ADJOURNMENT** – Meeting adjourned at 9:30 p.m. (Mesec, Stollenwerk for CDA; Besson, Stahl for Board).

Michael F. Weber
Village Administrator/Clerk