

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, P. McGlinn, J. Mesec, B. Shaw, and L. Teschendorf (R. Stollenwerk excused); Village President R. Ruesch; Trustees M. Bennett, D. Besson, J. Mesec, D. Schwartz, M. Stahl and L. Teschendorf; Administrator M. Weber. Public Works Director M. Martin. Audience (3).
- 2.0 PUBLIC COMMENT** – None.
- 3.0 GENERAL BUSINESS**
- 3.1 Minutes: Mar. 23, 2014 – Minutes incomplete.
- 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. Matthew Stamborski and Brian McGuire (Outlook Development) and Devin Tessmer (Siegel-Gallagher) were present. Motion (McGlinn, Teschendorf for CDA; Stahl, Besson 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 (McGlinn, Shaw for CDA; Mesec, Stahl for BOT), unanimously approved on a roll-call vote.
- 3.3 TID #3 Update/Area Northwest of Abbott Ave. – The district has not generated tax increment as originally projected in 2008, but did generate over \$98,000 in tax increment for 2014-15. Staff is recommending the amount be used to accelerate repayment of debt since the cash flow has been historically weak.
- 3.4 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - The Bosch owner was re-contacted to meet with staff to review moving requirements and discuss financial expectations. Staff met with WisDOT representatives regarding STH 100 reconstruction streetscape improvements, with the intent of executing a local participation agreement in advance of expected elimination of Community Sensitive Solutions (CSS) funding for future state highway projects. Mr. Martin expects a draft agreement next week. The latest update on project timing is a 2017 bid letting with 2018 construction start.
- 3.5 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities, Consultant and Other Assistance, and Strategic Planning (including Kmart Site) - Consultant assistance was discussed. Graef and Vandewalle information was reviewed.
- 3.6 Hales Corners Park/Pool Update – Mr. Schwartz reported.
- 3.7 Chamber of Commerce Update – Mr. Schwartz reported.
- 3.8 Other Development Projects – Forest Ridge proposes a 51-unit expansion.
- 3.9 Administrative Report – A more regular meeting schedule was discussed to accommodate review and discussion of redevelopment concepts for the Kmart site.
- 4.0 ADJOURNMENT** – Meeting adjourned at 8:25 p.m. (McGlinn, Shaw for CDA; Besson, Schwartz for Board).

Michael F. Weber
Village Administrator/Clerk