

Vice-Chair P. McGlenn called the Community Development Authority (CDA) meeting to order at 6:30 p.m.

**1.0 ROLL CALL** - Present: Vice-Chair P. McGlenn; Members P. Harenda, J. Mesec, Stollenwerk and L. Teschendorf (R. Dudek and B. Shaw excused); Administrator/Executive Director M. Weber. Village Trustees M. Bennett, R. Ruesch, and M. Stahl; J. Presti (Vandewalle). Audience: R. Putlitz.

**2.0 PUBLIC COMMENT** – None.

**3.0 GENERAL BUSINESS**

- 3.1 Minutes – CDA and Board of Trustees (BOT) Jan. 20, 2016 minutes unanimously approved (Teschendorf, Mesec).
- 3.2 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - The Board forwarded a Jan. 25 letter to WisDOT regarding a re-request to remove of the proposed bike lanes to allow wider vehicle travel lanes and medians in the STH 100 reconstruction project. WisDOT is considering the request.

Vandewalle staff met with Bosch owner Rick Putlitz to discuss the Bosch move and development plans. Vandewalle prepared a revised development scheme based on those discussions. Mr. Putlitz described his plans, possible financial assistance from the TID #2 encumbrance, and the Village’s development process. Mr. Putlitz indicated he would make application for zoning approvals. The Bosch must be moved by Sept. 1, 2016 in accordance with a WisDOT agreement. Mr. Putlitz left the meeting.

- 3.3 Potential new development in Tax Incremental District #2 in the area north of West Janesville Road and west of STH 100. Motion (Teschendorf, Mesec) to enter closed session pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon and to consider the negotiation of potential developer proposal(s), with regard to potential new development in Tax Incremental District #2 in the area north of West Janesville Road and west of STH 100, and to re-enter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Motion unanimously approved on a roll-call vote.

Motion (Teschendorf, Mesec) to re-enter open session, unanimously approved on a roll-call vote.

- 3.4 Potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100. Mr. Weber indicated Commercial Horizons submitted a TIF application that is being reviewed by staff and consultants. General process timing was discussed. Motion (Teschendorf, Mesec) to enter 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 to act on such matters discussed therein as it deems appropriate. Motion unanimously approved on a roll-call vote.

Motion (Teschendorf, Mesec) to re-enter open session, unanimously approved on a roll-call vote.

- 3.5 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities, Vandewalle Proposal for Redevelopment Strategy – Discussion of economic development strategy deferred to the next meeting.
- 3.6 TID #3 Update/Area Northwest of Abbott Ave. - No word from the Village Attorney on the TID #3 Developer Agreement provisions regarding increment guarantees.
- 3.7 Hales Corners Park/Pool Update – Mr. Weber reported.
- 3.8 Chamber of Commerce Update – Mr. Ruesch reported.
- 3.9 Other Development Projects – No report.
- 3.10 Administrative Report –No report.
- 4.0 ADJOURNMENT** – Motion (Mesec, Stollenwerk) to adjourn the meeting at 9:00 p.m., unanimously approved.

Michael F. Weber  
Village Administrator/Clerk