

Chair R. Dudek called the Community Development Authority (CDA) meeting to order at 6:30 p.m.

**1.0 ROLL CALL** - Present: Chair R. Dudek; Members D. Besson, P. Harenda, P. McGlenn, B. Shaw Stollenwerk and L. Teschendorf; Administrator/Executive Director M. Weber. Village Trustees M. Bennett and R. Ruesch. Audience: None.

**2.0 PUBLIC COMMENT** – None.

**3.0 GENERAL BUSINESS**

3.1 Minutes – Feb. 29 & Mar. 28, 2016 unanimously approved (Besson, Teschendorf).

3.3 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - Bosch owner Rick Putlitz received Plan Commission approval for renovating and expanding the former flower shop at 10820 W. Janesville Road, in advance of the Bosch going dark and moving prior to Sept. 1. No building permit application has been made and another variance might be required. Members expressed concern for timing. Mr. Weber felt the Village has expedited the process as much as possible.

The Board sent another letter to Rep. Craig and Sen. Lazich regarding WisDOT’s Mar. 10 response to a Jan. 25 letter re-requesting removal of the proposed bike lanes to allow wider vehicle travel lanes and medians in the STH 100 reconstruction project. It is anticipated WisDOT will not amend the plans. Mr. Stollenwerk noted the design is for bicycle accommodation (i.e. three extra feet of pavement) as opposed to striped bike lanes of five feet.

3.4 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities, Vandewalle Proposal for Redevelopment Strategy – Staff was directed to seek opinions on the eligibility of the Vandewalle proposal for TID #4 funding .

3.5 TID #3 Update/Area Northwest of Abbott Ave. - No word from the Village Attorney on the TID #3 Developer Agreement provisions regarding increment guarantees.

3.6 Redevelopment Revenue Refunding Bonds, Series 2016 (Hales Corners Lutheran Church Project) – Public Hearing May 18 – The CDA issued bonds in 2007 for Hales Corners Lutheran Church as conduit financing. A bond refunding hearing is scheduled for May 18 to enable a refinancing.

3.7 Hales Corners Park/Pool Update – Mr. Weber reported.

3.8 Chamber of Commerce Update – Mr. Ruesch reported.

3.9 Other Development Projects – The Sendik’s project timetable is delayed.

3.10 Administrative Report –No report.

Mr. Dudek indicated his employer Scherrer Construction informed him today of their interest in the Festival Foods project; therefore, he recused himself from the remaining agenda matters and left the meeting.

3.2 TID #4-Project Plan – Mr. Weber reviewed the Project Plan. The Plan Commission will hold a hearing on May 16 for creation of TID #4 and the Village Board is scheduled to consider the matter on June 6. The Project Plan was discussed. Motion (Besson, Teschendorf) to recommend approval to the Plan Commission. Motion and second withdrawn.

3.11 Potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100. Motion (Teschendorf, Stollenwerk) 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, Besson) to re-enter open session, unanimously approved on a roll-call vote.

Motion (Besson, Teschendorf) to recommend approval of the TID #4 Project Plan unanimously approved.

**4.0 ADJOURNMENT** – Motion (Teschendorf, Stollenwerk) to adjourn the meeting at 9:00 p.m., unanimously approved.

Michael F. Weber  
Village Administrator/Clerk