

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, Stollenwerk and L. Teschendorf (B. Shaw expected later); Administrator/Executive Director M. Weber. Village Trustees M. Bennett and R. Ruesch. Audience: Mark Steinbrenner (Hales Corners Lutheran Church) and Cindy Fletcher (WHD).

2.0 PUBLIC COMMENT – None.

3.0 GENERAL BUSINESS

3.1 Minutes – Joint-CDA/BOT Dec. 16, 2009 and May 10, 2016 unanimously approved (Teschendorf, McGlenn).

3.2 Public Hearing Relating to Redevelopment Revenue Refunding Bond Financing for Hales Corners Lutheran Church Project – Ms. Fletcher described the proposal. Mr. Weber read the hearing notice and Mr. Dudek opened the public hearing. No one spoke and after three calls Mr. Dudek closed the hearing.

Mr. Shaw arrived at this point.

3.3 Consideration of “Resolution Regarding Redevelopment Revenue Bond financing for Hales Corners Lutheran Church Project – Mr. Dudek summarized the resolution. Motion (Teschendorf, McGlenn) to approve Resolution 16-1 unanimously approved.

3.4 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - Bosch owner Rick Putlitz is preparing revised plans for final Plan Commission approval for renovating and expanding the former flower shop at 10820 W. Janesville Road. Plans for The Bosch relocation and additions are also being finalized. Another variance request will be heard on June 2.

3.5 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities, Vandewalle Proposal for Redevelopment Strategy – Staff is seeking opinions on the eligibility of the Vandewalle proposal for TID #4 funding .

3.6 TID #3 Update/Area Northwest of Abbott Ave. – Mr. Weber confirmed that there will be a positive balance in TID #3 this year if the entire balance of the advance from the general fund is repaid. No word from the Village Attorney on the TID #3 Developer Agreement provisions regarding increment guarantees. Staff was directed to follow-up with the Village Attorney.

3.7 Hales Corners Park/Pool Update – No report.

3.8 Chamber of Commerce Update – Mr. Ruesch reported.

3.9 Other Development Projects – The Sendik’s project is advancing to final design in advance of building permits.

3.10 Administrative Report –No report.

Mr. Dudek recused himself from the remaining agenda matters and left the meeting.

3.11 TID #4 Update – The Joint Review Board met on May 16 to review the TID #4 Project Plan. The County member, James Tarantino, expressed concern with the conceptual elements of the plan and the timing of the TID creation relative to the delayed start of the Festival Foods project. The Village’s TIF Policy was later provided to Mr. Tarantino, and he will follow-up with more detailed comments on the TID #4 Project Plan. The Board is scheduled to act on TID #4 on June 6.

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

4.0 ADJOURNMENT – Motion (Besson, Stollenwerk) to adjourn the meeting at 7:45 p.m., unanimously approved.

Michael F. Weber
Village Administrator/Clerk