

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

**1.0 ROLL CALL** - Present: Chair P. McGlenn; Members D. Besson, P. Harenda, B. Shaw, and L. Teschendorf (R. Dudek excused; R. Stollenwerk expected later); Administrator/Executive Director M. Weber. Village Trustees M. Bennett, K. Meleski, R. Ruesch and M. Stahl.  
Audience: none.

**2.0 PUBLIC COMMENT** – None.

**3.0 GENERAL BUSINESS**

3.1 Minutes of May 18, 2016 unanimously approved (Teschendorf, Besson).

3.2 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - The STH 100 reconstruction project is assumed to be on schedule despite some recent state-level comments that future WisDOT projects could be delayed due to pledges not to raise fees and taxes in the next biennium. Bosch owner Rick Putlitz was granted a second BOA setback variance, based upon revised plans. The plans receive Plan Commission review on June 20. Mr. Putlitz has been working with WE Energies on line burial near the alley.

3.3 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities, Vandewalle Proposal for Redevelopment Strategy – Determination whether Vandewalle proposal for redevelopment strategy is eligible TID#4 expense is pending.

3.4 TID #3 Update/Area Northwest of Abbott Ave. – Mr. Weber indicated he discussed TID #3 Developer Agreement provisions regarding increment guarantees with the Village Attorney. Members indicated that a definitive Village Attorney response is needed by July 1.

3.5 Hales Corners Park/Pool Update – The pool roof and liner are complete.

3.6 Chamber of Commerce Update – Mr. Ruesch reported.

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

3.8 Administrative Report –No report.

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

3.9 TID #4 Update – TID #4 approval is tied to progress on the developer agreement. Possible approval dates are June 27, July 5, and July 11. Some project plan amendments might be considered based upon the JRB County representative’s comments.

3.10 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 (Besson, Teschendorf) 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, Teschendorf) to adjourn the meeting at 8:00 p.m., unanimously approved.

Michael F. Weber  
Village Administrator/Clerk