

Village of Hales Corners

5635 S. New Berlin Road
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James R. Ryan Municipal Building

COMMUNITY DEVELOPMENT AUTHORITY

Meeting Notice/Agenda

July 20, 2016 (Wednesday) – 6:30 pm

Notice is hereby given that the Community Development Authority (CDA) will meet at the above date and time, at the James R. Ryan Municipal Building (5635 S. New Berlin Road).

AGENDA

1.0 ROLL CALL

2.0 PUBLIC COMMENT

3.0 GENERAL BUSINESS

- 3.1 Minutes: CDA/BOT Mar. 23, 2015; June 15, 2016
- 3.2 STH 100 Reconstruction (WisDOT) Update
- 3.3 Future Activities-Development/Redevelopment Goals, Project/Site Opportunities
- 3.4 Hales Corners Park/Pool Update
- 3.5 Chamber of Commerce Update
- 3.6 Other Development Projects
- 3.7 Administrative Report
- 3.8 Potential new development in Tax Incremental District #2 in the area north of West Janesville Road and west of STH 100. The Authority may 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.
- 3.9 TID #3 Update/Area Northwest of Abbott Ave. and interpretation/potential amendments to the Development Agreement 6-3-08 Between and Among MLG Capital/Hales Corners LLC, the Community Development Authority of the Village of Hales Corners and the Village of Hales Corners for the Development of Tax Incremental District No. 3. The Authority may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon and to consider the interpretation and negotiation of potential amendments to the Development Agreement 6-3-08 Between and Among MLG Capital/Hales Corners LLC, the Community Development Authority of the Village of Hales Corners and the Village of Hales Corners for the Development of Tax Incremental District No. 3, and to re-enter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.
- 3.10 TID #4 Update

- 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. The Authority may 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.

4.0 ADJOURNMENT

Michael F. Weber, Exec. Dir.
July 15, 2016

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[Note: Issues that require public input or for which citizens are present will receive priority on the agenda. Hearing or speech impaired persons who require special services should notify the Village Staff in advance of the meeting.]

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This would constitute a meeting of the Board per State ex rel. Badke v. Greendale Village Board even though the Board will not take formal action at this meeting.

cc: CDA Members, Village Board, Atty. J. Wesolowski, DPW Director M. Martin