

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 P. Harenda, P. McGlenn, J. Mesec, B. Shaw and L. Teschendorf (R. Stollenwerk expected later); Administrator/Executive Director M. Weber. Village Trustees M. Bennett, R. Ruesch, and M. Stahl; J. Presti (Vandewalle). Audience (none).

2.0 PUBLIC COMMENT – None.

3.0 GENERAL BUSINESS

3.1 Minutes – CDA July 30, CDA-BOT Jan. 6 and June 24, 2015 minutes unanimously approved (Teschendorf, Harenda).

3.2 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 (Mesec, Harenda) to enter closed session pursuant to §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. Motion unanimously approved on a roll-call vote.

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

3.3 S. Future Activities-Development/Redevelopment Project/Site Opportunities and Strategic Planning - After general discussion, it was agreed that a sample redevelopment master plan and development strategy prepared by Vandewalle would be reviewed for discussion at the next CDA meeting. There was a consensus that planning was needed to better direct economic development efforts.

3.4 TID #3 Update/Area Northwest of Abbott Avenue – The value increment of TID #3 declined from \$3.6 to \$2.6 million. The resulting tax increment will decrease from \$98,000 to \$68,000. While the amount is less, it should be sufficient to close out the district in 2016, and closure has been recommended in the 2016 Village budget.

3.5 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - The Bosch owner met with staff, indicating they intend to expand and convert the former flower shop at 10820 W. Janesville Road to a brew pub, then move the Bosch to the west creating a common outdoor seating area for the establishments. A diner is planned further north in a converted streetcar. TID #2 assistance will probably be requested.

WisDOT is still planning for the 2018 re-construction of STH 100. WisDOT is actively pursuing property and easement acquisitions

The ATC lattice tower near Taco Bell was replaced with a mono-pole, under federal regulator orders to meet vertical clearance standards.

3.6 Potential new development in Tax Incremental District #2 in the area north of West Janesville Road and west of STH 100. Motion (Mesec, Teschendorf) to enter closed session pursuant to §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 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. Motion unanimously approved on a roll-call vote.

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

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

3.8 Chamber of Commerce Update – Mr. Ruesch reported.

3.9 Other Development Projects – Sendik’s is proposing a 15,000 s.f. Fresh2GO store on the southwest corner of STH 100 and Edgerton.

3.10 Administrative Report –Proposed TIF Legislation – Recent legislation was discussed.

4.0 ADJOURNMENT – Motion (Mesec, Teschendorf) to adjourn the meeting at 8:30 p.m., unanimously approved.

Michael F. Weber
Village Administrator/Clerk