

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 excused); Administrator/Executive Director M. Weber. Village Trustees M. Bennett, D. Besson, R. Ruesch, D. Schwartz and M. Stahl. Audience: A. Bruce (MLG).

**2.0 PUBLIC COMMENT** – None.

**3.0 GENERAL BUSINESS**

- 3.1 Minutes – July 15 and Oct. 21, 2015 minutes unanimously approved (Teschendorf, Mesec).
- 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 – No updates from the new owner (Outlook Development) of the Country Fair Shopping Center (former Kmart).
- 3.3 TID #3 Update/Area Northwest of Abbott Avenue 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. – Mr. Weber discussed the Village’s intent to close TID #3 in 2016, ahead of schedule. Andy Bruce (MLG) was present to update lease-up of the center and MLG’s interpretation of the TIF development agreement, specifically the increment shortfalls and the \$200,000 letter of credit draw from 2011. Motion (Teschendorf, Harenda) to enter closed session pursuant to §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. Motion unanimously approved on a roll-call vote.

Motion (Mesec, Teschendorf) to re-enter open session, unanimously approved on a roll-call vote. Mr. Weber was directed to review the matter with the Village Attorney.

- 3.4 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2 - The Bosch owner intends to submit development plans to the Plan Commission in December. He has a general master plan for the area, but it needs refinement.
- 3.5 Redevelopment Master Plan and Development Strategy Discussion – Mr. Weber reviewed prior redevelopment plans and studies. The Oct. 21 Vandewalle proposal for a redevelopment master plan and development strategy was discussed by those present. Chamber of Commerce involvement, stakeholders, funding sources, marketing, branding, business/property owner/developer contacts, and market feasibility were discussed. Mr. Dudek and Mr. Harenda agreed to approach the Bosch owner to discuss development plans. Mindful of open meetings law requirements when sub-groups of CDA and BOT might convene, Vandewalle was also suggested to gather ideas from stakeholders. There was a consensus to use the proposed scope of services and request Vandewalle to price the services in phases with attendant timelines, for the next meeting.
- 3.6 Hales Corners Park/Pool Update – Mr. Weber reported.
- 3.7 Chamber of Commerce Update – Mr. Ruesch reported.
- 3.8 Other Development Projects – Mr. Weber updated the CDA on the Sendik’s food store proposal (STH 100/Edgerton).

- 3.9 Administrative Report –No report.
- 4.0 ADJOURNMENT** – Motion (Mesec, Shaw) to adjourn the meeting at 8:05 p.m., unanimously approved.

Michael F. Weber  
Village Administrator/Clerk