

# Village of Hales Corners

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

## COMMUNITY DEVELOPMENT AUTHORITY SPECIAL MEETING

Agenda

January 31, 2019 (Thursday) – 6:30 p.m.

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

[Notice is given that a majority of the Village of Hales Corners Board of Trustees may attend this meeting to gather information about the subject matter listed at items 4.0 below. This meeting may constitute a meeting of the Village of Hales Corners Board of Trustees per *State ex rel. Badke v. Greendale Village Board*, even though the Board of Trustees will not take formal action at this meeting.]

### AGENDA

**1.0 ROLL CALL**

**2.0 PUBLIC COMMENT**

**3.0 CONSENT AGENDA**

3.1 Minutes: CDA July 18, 2018.

**4.0 GENERAL BUSINESS**

4.1 Potential new development and the creation of a tax incremental district in the area north of West Janesville Road 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 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.

4.2 Bosch / Brewpub Developer Agreement & Project Update

4.3 STH 100/ USH 45 Corridor re-development opportunities

4.4 TID #4 – Festival Foods Project Update

4.4.1 Request for reduced total square footage under developers agreement with ChiFest Properties Hales Corners LLC.

**5.0 SET NEXT MEETING DATE**

**6.0 ADJOURNMENT**

  
Sandra M. Kulik, Administrator/Clerk  
January 21, 2019

[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.]

cc: CDA Members, Village Board, Atty. J. Wesolowski, Press, Post