

City of Franklin
Community Development Authority
Meeting Minutes
April 12, 2006

Approved
May 10, 2006

I. Call to Order and Roll Call

The Wednesday, April 12, 2006, Community Development Authority meeting was called to order at 6:00 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Members present were Grintjes, Rhiner, Roberts, Alderman Sohns, Spitzer & Stan. Also present were Community Development Director Wheaton, City Attorney Wesolowski, Alderman Solomon, Planning Manager Dietl, Senior Planner Booth and City Development Secretary Wilson.

II. Citizen Comment Period

Opened and closed at 6:02 PM.

III. Approval of Minutes

B. Tuesday, February 07, 2006, Special Meeting

Member Stan moved and Member Rhiner seconded approval of the minutes. Upon voice vote, all voted 'aye'. Motion carried.

C. Wednesday, March 08, 2006, Regular Meeting

Member Rhiner moved and Member Spitzer seconded approval of the minutes. Upon voice vote, all voted 'aye.' Motion carried.

IV. Business

A. Payments

1.	Single Source Tax Incremental Finance District #4	\$3,500.00
2.	The Daily Reporter Tax Incremental Finance District #2	44.01
3.	RA Smith & Associates Tax Incremental Finance District #2	866.58
4.	Payne & Dolan, Inc. Tax Incremental Finance District #2	27,499.75
5.	Wesolowski, Reidenbach & Fleming, S.C. Tax Incremental Finance District #2	3,622.50
6.	Wesolowski, Reidenbach & Fleming, S.C. Tax Incremental Finance District #2	940.50
7.	Wesolowski, Reidenbach & Fleming, S.C. Tax Incremental Finance Districts #2, #3 and #4	1,170.00

Alderman Skowronski moved and Member Stan seconded to approve and/or recommend approval for items IV.A.1.-7. Upon voice vote, all voted 'aye.' Motion carried.

B. Twelve-Month Financial Reports

1. Tax Incremental Finance District #2
2. Tax Incremental Finance District #3
3. Tax Incremental Finance District #4

Alderman Sohns moved and Member Rhiner seconded to table consideration of these items until the next meeting so Finance Director could be present.

C. Carma Labs, Inc. (Carma Labs Distribution Facility and Warehouse), approximately 9750 South Franklin Drive (Tax Key Number 900 0005 001), zoned Planned Development District No. 18, Franklin Business Park

Alderman Sohns moved and Member Spitzer seconded to recommend approval of Carma Labs, Inc. (Carma Labs Distribution Facility and Warehouse), approximately 9750 South Franklin Drive (Tax Key Number 900 0005 001), zoned Planned Development District No. 18, Franklin Business Park to the Common Council. Upon voice vote, all voted 'aye.' Motion carried.

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Meeting Minutes
April 12, 2006

- D. Stephen Perry Smith Architects (Franklin Commerce Center V), approximately 9673 South 54th Street (Tax Key Number 899 0028 001), zoned Planned Development District No. 18, Franklin Business Park

Alderman Sohns moved and Member Stan seconded to recommend approval of Stephen Perry Smith Architects (Franklin Commerce Center V), approximately 9673 South 54th Street (Tax Key Number 899 0028 001), zoned Planned Development District No. 18, Franklin Business Park to the Common Council. Upon voice vote, all voted 'aye.' Motion carried. The Mayor requested that with no objection the minutes show the motion carried unanimously. No objections were heard. Motion carried unanimously.

- E. Wahlgren-Schwenn, Inc. (Yellow Rose Distribution Center), approximately 4701 West Basswood Drive (Tax Key Number 900 0012 001), zoned Planned Development District No. 18, Franklin Business Park

Member Grintjes moved and Member Stan seconded to recommend approval, with revised lighting approved by Staff, of Wahlgren-Schwenn, Inc. (Yellow Rose Distribution Center), approximately 4701 West Basswood Drive (Tax Key Number 900 0012 001), zoned Planned Development District No. 18, Franklin Business Park, to the Common Council. Upon voice vote, all voted 'aye.' Motion carried.

- F. Wheaton Franciscan Health Care Center (approximately 10101 South 27th Street) Development Agreement. The Authority may enter closed session pursuant to §19.85(1)(e), Stats., to consider the terms and provisions of a Development Agreement for the development of the Wheaton Franciscan Health Care Center, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

Member Rhiner moved and Alderman Sohns seconded to recommend approval of Wheaton Franciscan Health Care Center (approximately 10101 South 27th Street) Development Agreement. Upon voice vote, all voted 'aye.' Motion carried. The Mayor requested that with no objection the minutes show the motion carried unanimously. No objections were heard. Motion carried unanimously.

- G. Changes to Wisconsin Eminent Domain Law – 2005 Wisconsin Act 233 (For informational purposes only; no action required)

No action needed; none taken.

- H. Consideration of the creation of a project area redevelopment plan as may be available pursuant to §§66.1331, 66.1333 and 66.1335 of the Wisconsin Statutes within the 27th Street Corridor Plan Area.

Alderman Sohns moved and Member Roberts seconded to hold a special session of the Community Development Authority, outside its normal routine, to deliberate and prepare a list of responsibilities and accountabilities the CDA is interested in taking on and defining what responsibilities and accountabilities would be reserved for the Common Council and other officials to be presented to the Common Council at a future date. Director of City Development will coordinate the meeting. Upon voice vote, all voted 'aye.' Motion carried.

Alderman Sohns moved and Member Rhiner seconded to request Director of City Development Wheaton investigate and report back to the Common Council those items that need to be taken by his department in the absence of a Community Development Authority to manage the 27th Street Corridor. Upon voice vote, all voted 'aye.' Motion carried.

- I. South 27th Street Corridor engineering and architectural design

No action needed; none taken.

- J. Sidewalk installation as part of the West Ryan Road reconstruction project, from South 27th Street to the Root River.

No action needed; none taken.

- K. City of Franklin Comprehensive Master Plan

No action needed; none taken.

- L. Next meeting date(s) – Wednesday, May 10, 2006, at 6:00 PM.

No action needed; none taken.

V. Adjournment

Alderman Sohns moved and Member Roberts seconded to adjourn the Wednesday, April 12, 2006 meeting of the Community Development Authority at 8:09 PM. Upon voice vote, all voted 'aye'. Motion carried.