

City of Franklin
Community Development Authority
Meeting Minutes
July 29, 2010

Approved 8/19/10

I. Call to Order and Roll Call

The Thursday, July 29, 2010, Community Development Authority meeting was called to order at 6:00 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Alderman Taylor, Ryan, Holpfer and Bartels. Member Mullarkey arrived at 6:02 PM. Member Kass was excused. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

Mayor Taylor opened the Citizen Comment period at 6:01 PM. No citizens came forward. Vice-Chairman Taylor closed the Citizen Comment period.

III. Approval of Meeting Minutes

Meeting Minutes from May 17, 2010.

Member Alderman Taylor moved and Member Holpfer seconded a motion to approve the May 17, 2010 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.

IV. Business

- A. Application for a Site Plan Amendment for construction of a 29,862 square foot addition to the existing S & C Electric Company building, by S & C Electric Company, for the property located at 5251 West Franklin Drive, (Tax Key Number 931-0013-002), zoned Planned Development District Number 18, in the Franklin Business Park.

Member Holpfer abstained from participation upon this item. The application was presented by Mr. Paul Richard of Nielsen Building Systems of Racine. Department of City Development Planner David Kanning informed the Authority that the Department recommended approval. Member Ryan moved and Member Mullarkey seconded a motion to adopt A Resolution Amending the Site Plan for S & C Electric Company Building Addition Construction (5251 West Franklin Drive) (S & C Electric Company). Upon voice vote, all voted “aye”. Motion carried: 4-0.

- B. Cosmopolitan Exchange Corp. development proposal business plan (airconditioned uniforms, thermogenerative footwear, airconditioned sports and casualwear).

Mr. John M. Sarich, President and CEO of Cosmopolitan Exchange Corp. presented his proposed business plans to the Authority. Authority Members discussed the plans with Mr. Sarich, with questions as to the status of product development, financing and offers to purchase business park property, as well as questions requesting further detail as to potential incentives requests and purposes. Following substantial discussion, the Chairman referred the matter to Member Holpfer to further discuss the subject with Mr. Sarich. No further action needed; none taken.

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C. Welcome Black Bear Bottling Group, LLC to the Franklin Business Park.

The Executive Director informed the Authority that Black Bear Bottling Group, LLC was readying the premises at 9720 South Oakwood Park Drive in the Franklin Business Park for its use for all of Black Bear's full product storage and distribution. Black Bear will also store some production raw materials at the site and provide a location for its vending sales group. The Executive Director on behalf of the Authority welcomed Black Bear Bottling Group, LLC and its CEO, Peter J. Caruso, Sr., to the Franklin Business Park and the City of Franklin. No further action needed; none taken.

D. Franklin Business Park Pond Retrofit contract change order to allow deposit and berm creation from pond dredged materials.

City Engineer John M. Bennett presented the subject to the Authority, advising that the Engineering Department was working with the project contractor to negotiate contract changes providing for retaining dredged materials on the pond site owned by the City in lieu of trucking the materials and finding a suitable site elsewhere, which should result in a no contract cost change. Member Holpfer questioned the City Engineer as to the nature of the berm construction and as to whether there would be any stormwater runoff results. The City Engineer advised that the berm construction included topsoil installation over all of the dredged materials and that it was engineered to prevent adverse stormwater runoff. Member Alderman Taylor moved and Member Ryan seconded a motion to approve a change order to the Franklin Business Park Pond Retrofit contract to allow deposit and berm creation from pond dredged materials, as recommended by the City Engineering Department. Upon voice vote, all voted "aye". Motion carried: 5-0.

V. Vouchers

Member Alderman Taylor moved and Member Ryan seconded a motion to approve the vouchers presented by the Department of Finance as contained in the July 29, 2010 Authority Agenda packet materials in the total amount of \$2,352.50. Upon voice vote, all voted "aye". Motion carried: 5-0.

VI. Next meeting date (August 19, 2010 and/or at the call of the Chairman)

The Chairman noted the next meeting date of August 19, 2010.

VII. Adjournment

Member Alderman Taylor moved and Member Mullarkey seconded a motion to adjourn the Thursday, July 29, 2010 meeting of the Community Development Authority at 7:00 PM. Upon voice vote, all voted "aye". Motion carried: 5-0.