

**City of Franklin
Community Development Authority
Meeting Minutes
May 8, 2008**

Approved
06/26/08

I. Call to Order and Roll Call

The Thursday, May 8, 2008, Community Development Authority meeting was called to order at 6:05 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Alderman Taylor, Members Rhiner, Spitzer and Stan. Also present were City Development Director Wheaton, City Attorney Wesolowski, and Finance Director Patterson. Members Grintjes and Kass were excused.

II. Citizen Comment Period

Mayor Taylor opened the citizen comment period.

No citizens came forward. Mayor Taylor closed the Citizen Comment period.

III. Approval of Meeting Minutes

Meeting Minutes from February 21, 2008.

Member Rhiner moved and Member Spitzer seconded approval of the February 21, 2008 Community Development Authority meeting minutes. Upon voice vote, all voted 'aye'. Motion carried. 5-0

IV. Business

A. Payments

1. Graef Anhalt Schloemer & Associates Inc.
 - a. South 31st Street Extension North to Rawson Ave. \$3,624.68
(Tax Incremental District #3)
(For Information Only)
 - b. South 31st Street Reconstruction South to Drexel Ave. \$116.53
(Tax Incremental District #3)
(For Information Only)
 - b. Drexel Avenue/South 27th Street-31st Street reconstruction \$22,649.59
(Tax Incremental Finance District #3)
(For Information Only)
2. Graef Anhalt Schloemer & Associates Inc.
 - a. South 31st Street Extension North to Rawson Ave \$10,561.14
(Tax Incremental Finance District #3)
(For Information Only)
 - b. South 31st Street Reconstruction South to Drexel Ave. \$51.09
(Tax Incremental Finance District #3)
(For Information Only)
 - c. Drexel Avenue/South 27th Street-31st Street reconstruction \$43,707.19
(Tax Incremental Finance District #3)
(For Information Only)
3. Graef Anhalt Schloemer & Associates Inc.
 - a. Wheaton Way street construction \$588.68
(Tax Incremental Finance District #4)
(For Information Only)
 - b. Oakwood Road/South 27th – South 34th Rd/storm sewer \$431.88
(Tax Incremental Finance District #4)
(For Information Only)

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4.	Musson Brothers Inc. a. Oakwood Road/South 27 th Street-S.34 th Rd/storm sewer (Tax Incremental Finance District #4) (For Information Only)	\$77,388.82
5.	Quarles & Brady General Advice Re: RDA & TIF Matters (Tax Incremental Finance District #4) (For Information Only)	\$516.65
6.	HNTB-Great Lakes Division South 27 th Street Streetscape Services 2/23/08-3/28/08 (Tax Incremental Finance District #3) (For Information Only)	\$14,627.12
7.	HNTB-Great Lakes Division South 27 th Street Streetscape Services 1/26/08-2/22/08 (Tax Incremental Finance District #3) (For Information Only)	\$5,459.93
8.	HNTB-Great Lakes Division South 27 th Street Streetscape Services 12/29/07-1/25/08 (Tax Incremental Finance District #3) (For Information Only)	\$31,832.21
9.	HNTB-Great Lakes Division South 27 th Street Streetscape Services 10/16/07-12/28/07 (Tax Incremental Finance District #3) (For Information Only)	\$5,264.07
10.	HNTB-Great Lakes Division South 27 th Street Streetscape 27 th Street Manuals (Tax Incremental Finance District #3) (For Information Only)	\$1,129.90

City Development Director Wheaton explained that all of the items under payments listed on the agenda are for informational purposes only, relating to TIF Districts No. 3 and No.

4. No action taken.

B. Presentation regarding developer-financed tax incremental financing districts. (For Information Only).

City Development Director Wheaton introduced Dawn Gunderson, Financial Advisor, Ehlers & Associates, who gave a report on developer-financed tax incremental financing (TIF) districts.

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C. Irrigation system for entryway of the Franklin Business Park, at South Franklin Drive and West Ryan Road.

City Development Director Wheaton provided a report. MLG and City Engineer Bennett recommend funding not to exceed \$5000.00 be authorized from TIF #2 and matter be referred to staff for future coordination with the Business Park Association and possibly Diggers Hotline. City Development Director Wheaton recommends to authorize the payment of an amount not to exceed \$5,000.00 from TIF #2 to get this taken care of in time for summer to avoid having dead vegetation at the entrance to the business park. Commissioner Rhiner questioned DOT responsibility of damages to the irrigation system in the public right-of-way due to redesign of the intersection by DOT. City Attorney Wesolowski recalled a transfer of the maintenance obligation of that irrigation system to MLG. Member Spitzer questioned issue of any insurance which may be looked at because of a possible claim and can the City put irrigation system in right-of-way which is not City property. Alderman Taylor moved and Member Spitzer seconded to refer back to staff for investigation and research. Upon voice vote, all voted 'Aye'. Motion carried. 5-0

D. Damage to the brick wall near the entryway of the Franklin Business Park, at South Franklin Drive and West Ryan Road.

City Development Director Wheaton provided a report. This matter is being coordinated by the City Clerk's office and the Director of Administration which has authority over insurance related issues to handle this. No action taken.

E. Franklin – Oak Creek Joint 27th Street Steering Committee.

City Development Director Wheaton reported this is for information only; relating to the structure of the Joint 27th Street Steering Committee and the oversight process for that.

V. Next regular meeting date(s) – tentatively set for Thursday, June 5, 2008, at 6:00 p.m.

City Development Director Wheaton spoke with regard to the June 5th date that Planning staff projects going before the Plan Commission may or may not be ready; suggesting June 12th or June 26th as alternate meeting dates. No action needed, none taken.

VI. Adjournment

Member Spitzer moved and Alderman Taylor seconded to adjourn the Thursday, May 8, 2008, meeting of the Community Development Authority at 6:50 p.m. Upon voice vote, all voted 'aye'. Motion carried.