

MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD AT THE GREENFIELD CITY HALL COUNCIL CHAMBERS ON MONDAY, OCTOBER 12, 2015

1. The meeting was called to order at 6:30 p.m. by Mr. Pietroske, Chairperson

Steven Pietroske (Chair)	Present
Ald. Bruce Bailey	Excused
Troy Chowanec	Present
James Hodson	Excused
Ald. Karl Kastner	Present
Robert Selin	Present
Ben Rucka (Alt.)	Present
Donald Carlson (Alt.)	Present

ALSO PRESENT: Richard Sokol – Director of Neighborhood Services
Chuck Erickson – Community Development Manager
Paula Schafer – Finance Director
Matt Werderitch – Planning Intern

2. **Motion by Ald. Kastner, seconded by Mr. Selin to approve the minutes of the July 23, 2015 meeting. Motion carried 6 - 0.**

3. **Consider going into Closed Session pursuant to Wis. Stats., Sec. 19.85(1)(e) to:**

- **Discuss redevelopment strategy for the TIF #4/#5/#6 areas as it may relate to the deliberation or negotiation of the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.**

Motion by Mr. Carlson, seconded by Mr. Chowanec, to go into closed session per the above agenda. On a roll call vote motion carried 6 - 0.

4. **Adjourn closed session and reconvene into Open Session.** Motion by Mr. Carlson, seconded by Ald. Kastner to adjourn the closed session and to reconvene into open session. On a roll call vote motion carried 6 - 0.

5. **Consider action/direction from the Closed Session.** Motion by Mr. Carlson, seconded by Mr. Chowanec to authorize the use of the annual CDA budgeted funds of up to \$30,000 for the purposes of completing a market analysis and basic site plan for the Loomis Crossing area (funds would be reimbursable as a TIF-eligible cost). Motion carried 5 – 1 with Ald. Kastner voting no.

6. **Staff to provide a general update on pending and/or anticipated development activities throughout the community.**

Mr. Sokol and Mr. Erickson gave an update on various development/redevelopment locations around the City; both active and not so active:

- ♦ College Green Center and Xperience Fitness renovations – 27th & College
- ♦ Kmart site
- ♦ Meijer site work continuing
- ♦ Tuckaway Woods subdivision
- ♦ Spring Mall
- ♦ Winterpark subdivision
- ♦ 116th & Howard: Glen of Greenfield
- ♦ Denny's Restaurant

6. Adjourn. Motion by Mr. Rucka, seconded by Mr. Selin to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

7. The next meeting of the Community Development Authority will be held at the Greenfield City Hall at the call of the Chairperson.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed October 13, 2015