

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

Monday, June 26, 2017

6:30pm

VILLAGE OF WHITEFISH BAY

5300 North Marlborough Drive

I. Call to Order and Roll Call

Chairperson Krueger called the meeting to order at 6:30pm.

Present: President Julie Siegel, Trustee Jay Miller, Brian Vanevenhoven, Mike Dwyer and Ray Krueger.

Also Present: Village Manager Paul Boening, Attorney Chris Jaekels and Representatives from Graef.

II. General Business

1. Approval of Minutes from the meeting held on April 24, 2017.

Brian Vanevenhoven moved, seconded by Mike Dwyer to approve the minutes of the April 24th meeting. Motion Carried, 5-0.

2. Review and Discussion regarding Incentive Grant Application for Schwanke-Kasten Jewelers located at 417 East Silver Spring Drive. (Applicant - Lexor, LLC)

Village Manager Paul Boening summarized the project proposal and highlighted the review process as outlined in the program guidelines.

Property owner Tom Dixon explained that the proposed addition will provide space for private customer viewings, employee training and events. He noted the importance of the addition with regard to keeping the business in the family and setting it up for future success.

Discussion followed regarding customer base, requested grant amount, tax base, neighbor support, proposed layout and community use of space.

Chairman Krueger questioned whether the project would move forward without CDA support. Mr. Dixon replied that the addition would not be possible without a strong partnership.

Kristian Vaughn of Graef summarized the review memo and responded to questions from CDA members. Discussion followed relating to financing details and lack of additional construction bids.

Jeff Commer, President of the Whitefish Bay BID Board stated that the BID's Economic Restructuring Committee felt that the proposal was very positive.

3. **The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session specifically regarding the Incentive Grant Application referenced in Item 2 above.**

The CDA will return to open session upon completion of the closed session.

Mike Dwyer moved, seconded by Brian Vanevenhoven to move into Closed Session. Motion Carried by Roll Call Vote, 5-0. Closed Session began at 7:22pm.

Mike Dwyer moved, seconded by President Siegel to return to Open Session. Motion Carried by Roll Call Vote, 5-0. Open Session resumed at 8:05pm.

4. **Review and Recommendation to Village Board regarding Incentive Grant Application for Schwanke-Kasten Jewelers located at 417 East Silver Spring Drive. (Applicant - Lexor, LLC).**

Chairperson Krueger stated that the CDA was very supportive of the concept, which would continue the tradition of quality and result in a benefit to the Village and the shopping district. However, he indicated that the CDA was not in a position to make a decision regarding financial support at the current meeting.

Discussion followed regarding the distinction/relationship between the property owner (Lexor, LLC) and the business (Schwanke-Kasten).

Mr. Dixon commented on the goals of the Incentive Program, specifically related to enhancements and investment.

Mike Dwyer spoke about the projected increment associated with the addition and the gap between that amount and the requested grant. Discussion followed.

The CDA directed Mr. Dixon to submit additional information including a loan commitment letter from his bank and to work with the Village and its consultant (Graef) to submit such information in advance of the next CDA meeting.

III. Adjourn

Mike Dwyer moved, seconded by President Siegel to adjourn the meeting at 8:24pm. Motion Carried, 5-0.

Paul Boening
Village Manager