

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

Monday, July 24, 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: Matt Hunter, Jim Roemer, President Julie Siegel, Trustee Jay Miller, Brian Vanevenhoven, Mike Dwyer and Ray Krueger.

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

II. General Business

1. Approval of Minutes from the meeting held on June 26, 2017.

Chairperson Krueger asked for two changes to the minutes. Specifically, to change Item 2 to reflect "private customer viewings" and "employee training."

Brian Vanevenhoven moved, seconded by Julie Siegel to approve the minutes of the June 26th meeting as amended. Motion Carried, 7-0.

2. Continued Review and Discussion regarding Incentive Grant Application for proposed building addition at 417 East Silver Spring Drive. (Applicant - Lexor, LLC)

Village Manager Paul Boening summarized the status of the request and Kristian Vaughn from Graef provided an update pertaining to additional information that Mr. Dixon had submitted after the previous CDA review.

Discussion followed regarding project financing and cost match details. Mr. Dixon indicated that he would be willing to guarantee increment based on an assessed value of \$450,000. He explained that he won't be able to do the project without a partner. He also stated that other building owners had expressed support for the project and for use of TID funds.

Discussion followed regarding proposed 2nd floor layout, event space and community usage.

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.

Jim Roemer moved, seconded by Jay Miller to move into Closed Session. Motion Carried by Roll Call Vote, 7-0. Closed Session began at 7:11pm.

Mike Dwyer moved, seconded by Matt Hunter to return to Open Session. Motion Carried by Roll Call Vote, 7-0. Open Session resumed at 8:15pm.

- 4. Review and Recommendation to Village Board regarding Incentive Grant Application for proposed building addition at 417 East Silver Spring Drive. (Applicant - Lexor, LLC)**

No action taken.

- 5. Review and Discussion regarding Incentive Grant Application for replacement of windows at 409 East Silver Spring Drive. (Applicant - Tov Lanu, LLP)**

Village Manager Paul Boening introduced the agenda item. Kristian Vaughn of Graef summarized the proposed project and Grant Application details. Property owner Moshe Katz spoke about past building improvements and indicated that he was interested in adding two floors of residential apartments to the structure. For now, the window replacement project was a necessity.

Discussion followed regarding window replacement bids and scope of work.

- 6. 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 5 above.** -

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

Jim Roemer moved, seconded by Matt Hunter to move into Closed Session. Motion Carried by Roll Call Vote, 7-0. Closed Session began at 8:37pm.

Mike Dwyer moved, seconded by Brian Vanevenhoven to return to Open Session. Motion Carried by Roll Call Vote, 7-0. Open Session resumed at 9:05pm.

- 7. Review and Recommendation to Village Board regarding Incentive Grant Application for replacement of windows at 409 East Silver Spring Drive. (Applicant - Tov Lanu, LLP)**

Mike Dwyer moved, seconded by Jay Miller to recommend that the Village Board award a grant of \$25,000 for the window replacement project subject to: execution of a grant agreement with funds payable following Village review of paid invoices after work is complete. Motion Carried, 7-0.

8. Set date/time for next CDA meeting.

The next meeting was tentatively set for 6:30pm on Monday, August 21st.

III. Adjourn

Mike Dwyer moved, seconded by Trustee Miller to adjourn the meeting at 9:12pm. Motion Carried, 7-0.

Paul Boening
Village Manager