



Community Development Authority

April 26, 2016
6:00 p.m.

AGENDA

1. Call to order
2. Election of a Chair and Vice-Chair
3. Minute Approval
 - March 22, 2016 [CDA Minutes 03-22-2016](#)
4. Public Hearings:
5. Update from Mayor St. Marie-Carls
6. Discussion and Action Items: [CDA Meeting](#)
 - Term Sheet for D-F Site with Mid-America Barrel Company
 - Update on Layton Monument Sign
 - TIF Incentive request from Brinshore Development for former City Hall site
7. Adjourn to Closed Session: Roll Call Vote Required
 - pursuant to Wis. Stat. sec. 19.85(1)(e) for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Upon conclusion of the closed session, the Community Development Authority will reconvene in Open Session prior to taking any action regarding those matters that were discussed in Closed Session. Item for discussion: Bear Development Agreement
8. Adjourn

PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public hearings, which have a qualifying disability under the Americans with Disabilities Act. Requests should be made as far

advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair accessible from entrances.

NOTE: There is a potential that a quorum of the Common Council may be present.

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD
MARCH 22, 2016**

Present: Ralph Voltner, PJ Early, Bob Pleva, Alderman Wattawa, Jim Fleming, Tom Cottreau

Also Present: City Administrator Rhode, City Clerk/Treasurer Uecker, Mayor St. Marie-Carls, Alderman McSweeney, and interested citizens

Excused: Alderwoman Bostedt

Chairman Voltner called the meeting to order at 6:00 p.m.

Moved by Alderman Wattawa, seconded by Jim Fleming to place on file the minutes of the Community Development Authority meeting held February 23, 2016. Motion carried.

Update from the Mayor:

Mayor St. Marie-Carls informed the members that the Common Council approved the Comprehensive Plan. They are working with the Animal Hospital who is looking at developing the northeast corner of Howard and Kinnickinnic Avenues.

She shared with the members an article about Sherman Associates and the development they are doing in Shorewood, as well as the incentives they are receiving.

Nominations are currently being taken for the Business of the Year. The City is also getting updates from the FBI regarding a ribbon cutting ceremony.

Dickman Property Listing Update:

Currently the City is listing three properties:

- 2517 East Norwich Avenue - \$425,000
- NE corner of Howard and Kinnickinnic Avenues - \$125,000/acre
- South Lake Drive – working on a price and verifying the number of acres with the Engineering Department

Layton Avenue Welcome Sign Update:

Milwaukee County is in the process of giving the last approval. Once the County has approved the sign, then the airport will give the final approval.

First Right of Refusal:

The City Engineer is working on the property at 2300 East Layton Avenue. Another party has expressed interest in 3548 East Howard Avenue but has not filed anything with the City at this point.

Discussion on Old City Hall Site:

The Planning Commission is working on two proposals that have been submitted. Both are WHEDA projects and would also be looking for TIF funds. Chairman Voltner felt that they should come to the

CDA first before staff expends a lot of time on the project. The consensus of the CDA members was that it is hard to justify TIF funds for a WHEDA project. The members also felt that the Council should bring forward a letter informing the CDA what they want/are looking for with that site.

Moved by Alderman Wattawa, seconded by Bob Pleva to adjourn. Motion carried.

Time: 6:30 p.m.



City of St. Francis

TIM RHODE
CITY ADMINISTRATOR
Tim.Rhode@stfranwi.org

Update and Agenda Items

1) Term Sheet for property located at 2517 E. Norwich, known as the D-F site.

I was contacted by Mike Higgens who is part of the ownership group of the Business contiguous of our site. He has always had a level of interest, however due to the contamination issues everything has been delayed. He is requesting a general Term Sheet to purchase the site from the CDA. His intention was to build a distribution or light manufacturing site which compliments his current operations, or separate operations. The term sheet will be supplied at the meeting for review and discussion. The site is listed with the Dickman Group, but Mr. Higgens is a listed exception to the contract.

2) Layton Ave. Monument Sign design and approval to go out for bids

Graef has provided the final design for review and approval to go out for bid. Please review the design for action Tuesday night.

3) TIF Incentive for Brinkshore Development of Old City Hall Site

Representatives from Brinkshore will be present at the meeting to discuss the request for TIF funds for the old City Hall site. Please review the one page estimated Financial Plan that Brinkshore has supplied to the City for review. As you can see they are requesting a TIF incentive of 300,000.

Last week we requested a estimated value from our City Assessor for the project if it were to be built as described. That estimate is approximately \$900,000 – \$1,100,000 of taxable value. Thus based on these estimated numbers Brinkshore is requesting about a 30% TIF incentive.

4) Closed Session item for Discussion of Bear Development Agreement for Lake Drive Luxury Apartment Proposal.

5) Update On Non-Agenda Item

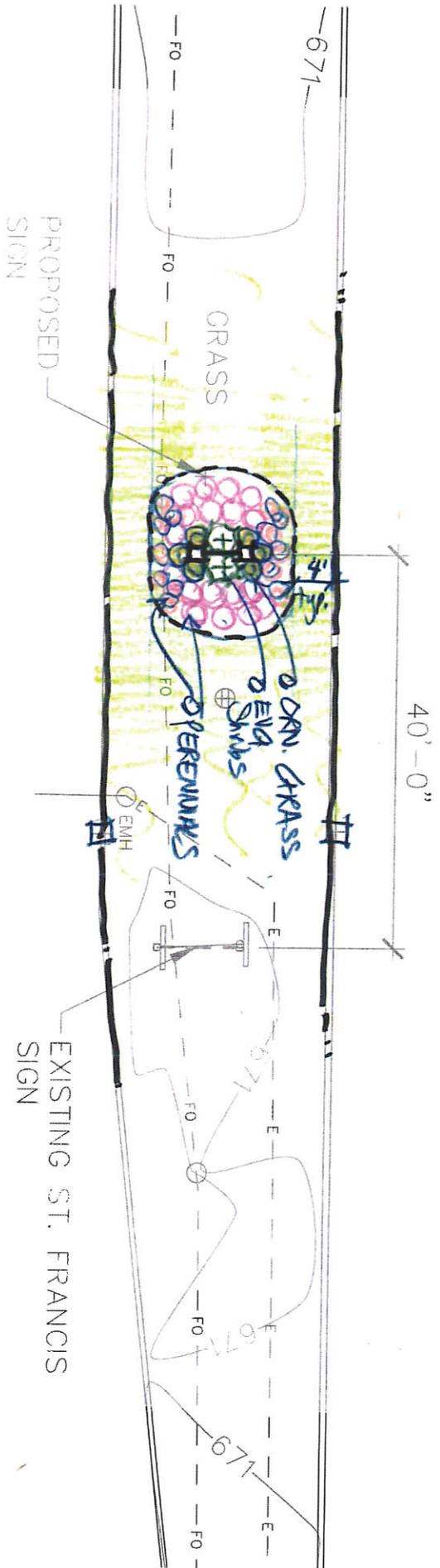
- a. Staff has been discussing the financial review of the Sherman Development Project on Lake Drive. The Sherman Development team has been working on finalizing the design based on the feedback of both the Plan Commission and the CDA.
- b. The contractor of the Nevada extension is back in town and finishing up the project from last year when the weather hit. They hope to have that project completed by June 1st, including the restoration.
- c. Next meeting will be my last CDA meeting and I will be working with staff to provide an update summary on most, if not all, the current projects the CDA is working on.

BRINSHORE Development Request

Financial Plan

Source	Total	Per Unit
Permanent Conventional Financing	\$380,000	\$16,522
Seller Financing Note	\$350,000	\$15,217
City of St. Francis Tax Increment Financing	\$300,000	\$13,043
WHEDA Tax Credit Equity	\$4,470,000	\$194,348
Federal Home Loan Bank AHP Funds	\$195,000	\$8,478
TOTAL SOURCES OF FUNDS	\$5,695,000	\$247,609

Uses:	Total	Per Unit
Acquisition	\$350,000	\$15,217
Infrastructure / Site Costs	\$300,000	\$13,043
New Construction	\$3,800,000	\$165,217
Professional Fees and Soft Costs	\$935,000	\$40,652
Construction Period Costs	\$150,000	\$6,522
Reserves	\$160,000	\$6,957
TOTAL SOURCES OF FUNDS	\$5,695,000	\$247,609

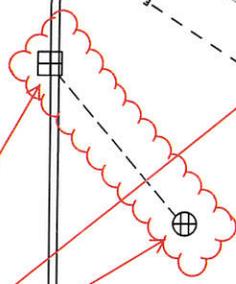


Proposed L.S.
 At L&T
 S 1 St H.

12' 10"
 04.19.16

SURVEYOR TOLD ME THIS WAS AN AREA DRAIN THAT CONNECTED TO ONE OF THE TWO ADJACENT INLETS. NO STORM LINE EXTENDS WEST OF THE INLET, RIGHT MIKE??

40'-0"



GRASS

EMH

PROPOSED SIGN

EXISTING ST. FRANCIS SIGN

2'-4 3/4"

DIST. BETWEEN F.O. AND OUTSIDE OF FOUNDATION

