



AGENDA

1. Call to order
2. Minute Approval
 - June 28, 2016 - [CDA Minutes 06-28-2016](#)
3. Public Hearings:
4. Review of Chapter 36 – Community Development Authority
5. Discussion and Action Items:
 - 4235 South Nicholson Avenue – Old City Hall site
 - 1306 East Bolivar Avenue – King Kase site
 - 2517 East Norwich Avenue – DF Building
 - 4000 South Lake Drive – Bear Development site
 - 4200 South Lake Drive – Protestant Homes site
 - 1700 East Layton Avenue
 - SE Corner of South Kinnickinnic Avenue and East Howard Avenue – City owned
 - South Lake Drive and Packard Avenue – City owned
 - NE Corner of South Kinnickinnic Avenue and East Howard Avenue – City owned
6. 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 in 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
JUNE 28, 2016**

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

Also Present: City Clerk/Treasurer Uecker, City Attorney Alexy, Alderman Tutaj, Alderman McSweeney, Alderwoman Schandel, Mayor St. Marie-Carls, Todd Willis

Excused: PJ Early

The meeting was called to order at 6:02 p.m.

Moved by Bob Pleva, seconded by Tom Cottreau to place on file the minutes of the Community Development Authority meeting held April 26, 2016. Motion carried.

Update from Mayor St. Marie-Carls:

Mayor St. Marie-Carls contacted WHEDA to get further information on their Tax Credit Program. She also had asked Mr. Sean O'Brien who is the Director of Commercial Lending for WHEDA about the standing of Brinshore and their history with WHEDA. The Mayor then reviewed her email to the CDA members as well as the discussion points from her conversation with WHEDA.

Mayor St. Marie-Carls also informed the members that the Bear Development agreements have been executed.

Mr. Rich Scortino of Brinshore Development also explained what affordable housing is and how WHEDA offsets rents to make them affordable for low to moderate income renters. He reviewed the WHEDA process as to how projects are leveraged to get the tax credits. Chairman Voltner stated that there are other WHEDA projects in the City and they didn't request TID funds like Brinshore has. Mr. Scortino stated that it is all part of the leveraging for the tax credits. He went on to explain the difference between Section 8 HUD housing and Section 42 housing which requires the tenant to pay the full rent.

Discussion and Action Items:

Moved by Alderman Wattawa, seconded by Alderman Klug to place on file with reference in the minutes the Memorandum of Agreement – TIF Agreement PH St. Francis, LLC; Estoppel Certificate – PH St. Francis, LLC; and Assignment of Tax Increment Financing Payments – PH St. Francis, LLC and to authorize the appropriate signatures be affixed. Motion carried.

Moved by Alderman Wattawa, seconded by Bob Pleva to adjourn to Closed Session 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: D-F property proposal (Mike

Higgins). The following voted "aye": Alderman Klug, Alderman Wattawa, Jim Fleming, Bob Pleva, and Tom Cottreau. Motion carried.

Time: 6:41 p.m.

Moved by Alderman Wattawa, seconded by Bob Pleva to reconvene to Open Session and adjourn. Motion carried.

Time: 6:55 p.m.