



Community Development Authority  
September 25, 2018  
6:00 p.m.  
Civic Center West Committee Room

1. Call to order
  - Alderman Brickner, Alderman Damon, PJ Early, Richard Grubanowitch, Jay Iverson, Laura Martin, Ralph Voltner
2. Minute Approval:
  - August 28, 2018 - [CDA Minutes 08-28-2018](#)
3. Public Hearings:
  - None
4. Discussion and Action Items:
  - Update 1306 East Bolivar Avenue – Former King Kase property
  - Update 2517 East Norwich Avenue – Former DF Building
  - Future Redevelopment Planning
5. 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  
AUGUST 28, 2018**

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Present: Laura Martin, Rick Grubanowitch, Jay Iverson, Alderman Damon, Ralph Voltner, Alderman Brickner

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, Mayor Tutaj, Alderman Wattawa

Excused: PJ Early

City Clerk/Treasurer called the meeting to order at 6:01 p.m.

Election of Chair:

Moved by Alderman Brickner, seconded by Rick Grubanowitch to nominate Ralph Voltner as Chair. Laura Martin nominated Jay Iverson, who declined. There being no further nominations, Ralph Voltner will serve as Chair of the CDA.

Review of the Code of Ethics:

The CDA members all received a copy of the City's Code of Ethics. The Chair reviewed the Code and asked if there were any questions, of which there were none.

Minutes:

Moved by Alderman Damon, seconded by Alderman Brickner to place on file the minutes of the Community Development Authority meeting held May 23, 2017. Motion carried.

1306 East Bolivar Avenue – Former King Kase Property:

City Administrator Johnsrud reviewed the property and its history. The VPLE process with the DNR has been a sticking point to selling the property to Wixon. The original building had been torn down and soil testing was done. The environmental testing company, Sigma, has submitted the soil test results to the DNR on July 17, 2018 and the City should hear from the DNR within the next month. Sigma feels that the site is close to closure. The DNR would like to know what the property will be used for prior to issuing any type of closure. It would be expensive to cap the site to get to the VPLE. Once the DNR has issued the closure letter, the City can re-approach Wixon to discuss what they want to do on that site. If the City and Wixon can't come to terms, the City will list the property for sale. This property is in TIF#4, but if development doesn't occur by 2021, TIF #5 may need to become a donor TIF. To date this property has cost roughly \$750,000 to TIF #4. Alderman Wattawa commented that if Wixon can't commit, the City needs to close the street, make a larger parcel and market the property. City Administrator Johnsrud replied that Wixon is hesitant to commit until the DNR issues closure. He also felt that if the City pressured them they may want to renew their option and sit on the property like they have been. Putting a parking lot or building on the property would meet the requirement for DNR to issue the VPLE closure and the VPLE is only needed if food were to be processed on the site. If someone bought it and built a building that wouldn't involve food processing the DNR could issue a closure letter sooner.

Moved by Alderman Brickner, seconded by Jay Iverson to direct the City Administrator to invite representatives of Wixon to the next CDA meeting. Motion carried.

2517 East Norwich Avenue:

City Administrator Johnsrud gave a brief history of the property. This was purchased from Milwaukee County and the building has been completely salvaged. The roof is failing on a portion of the building. One of the issues with the building is that it only has 12 foot ceilings – most buildings have 14 foot ceilings. If the building is purchased and not torn down, it will need to be sprinkled. Mid-America has shown interest in the site. They would tear down the building and build a new storage facility. Chairman Voltner stated that it would be hard to sell the building due to the history and the current issues with Mid-America. There are still monitoring wells on the site that show signs of TCP. At this time the City is not sure of where the contamination is coming from and it has not been confirmed it is from Mid-America.

4235 South Nicholson Avenue – Former City Hall Site:

City Administrator Johnsrud said that there has been interest in the vacant lot for affordable housing but the Council would like to see more of a mixed use development. At this point the property is not being advertised for sale. Jay Iverson asked if development on this site should be contingent upon what is going to happen to Willow Glen School. City Administrator Johnsrud stated that the City wants to get the best value out of the property. Mayor Tutaj stated that if a project would come forward that used WHEDA funds, it could be a good fit. Jay Iverson said that single/2 family housing is hard to build and finance so this project would not be affordable housing. It may be best to wait until the market is ready for more development and at that time it may drive 2 family construction.

Future Development Planning:

The CDA can declare areas blighted and can issue Revenue bonds and project plans for the area. It can also create a project plan and then start to work on redevelopment.

Moved by Alderman Damon, seconded by Rick Grubanowitch to discuss blighted areas/plans on the next CDA agenda with State Statutes outlining the CDA authority included in the packet for review. Motion carried.

Adjourn:

Moved by Alderman Damon, seconded by Alderman Brickner to adjourn. Motion carried.

Time: 7:19 p.m.