



Community Development Authority

November 26, 2018

6:00 p.m.

Civic Center West Committee Room

1. Call to order
 - Alderman Brickner, Alderman Damon, Richard Grubanowitch, Jay Iverson, Laura Martin, Ralph Voltner
2. Minute Approval:
 - October 23, 2018 - [CDA Minutes 10-23-2018](#)
4. Discussion and Action Items:
 - Resignation of PJ Early from CDA - [Early Resignation](#)
 - Update from Sigma re: 1306 East Bolivar Avenue
 - Redevelopment Plans
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 OCTOBER 23, 2018

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

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, Mayor Tutaj, City Attorney Alexy, City Engineer Dejewski, Peter Caputa – Wixon, and interested citizens

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

Minutes:

Moved by Alderman Damon, seconded by Alderman Brickner to place in file the minutes of the Community Development Authority meeting held September 25, 2018. Motion carried.

1306 East Bolivar Avenue:

Peter Caputa, COO of Wixon meet with the committee to give them an update on the development of the referenced property. Chairman Voltner wanted an update on where the City is in the process of DNR closure as well. At this point, the City should know something within the next several weeks.

Mr. Caputa stated that a lot has been going on and they are still interested in the property. There is a \$4 million expansion going on at Wixon in the existing food buildings as they could no longer wait for this property. They are using space in other buildings in St. Francis and Milwaukee. They would wait for the next phase of expansion to do anything with the 1306 East Bolivar property. It was asked if the property would be used for parking and if parking is still a need. Mr. Caputa stated that height restrictions due to the airport are an issue so the expansion may be at the Nevada building which would eliminate parking so parking would go on the Bolivar property.

Alderman Damon asked would what happen to Wixon if the City sold the property to someone other than Wixon. According to Mr. Caputa it would restrict them for expansion but it is not there intent to look elsewhere as they don't want to open a 4th small building. They would purchase the property if it weren't tied to a development timeline as that becomes a harder issue.

City Administrator Johnsrud said that if the DNR doesn't know what will be developed, the city would likely have to cap the property to get VPLE closure which would cost around \$250,000 on top of the \$750,000 already spent. He also asked if Wixon would purchase the land at the money the City has in it including the cost of capping the land. Mr. Caputa said that they would not pay \$850,000 for the property.

Jay Iverson stated that Wixon would not pay what the City has in the property. We should get a closure letter, not a VPLE closure and put a For Sale sign up on the property and see what happens. It would give Wixon something to think about. We would need to talk to the assessor to get a value for the property if the City is going to put a For Sale sign on it.

Sample Redevelopment Plans:

City Administrator Johnsrud shared plans that are in place in the City of LaCrosse and the City of Brookfield. Discussion was held on identifying the plan areas and if that would be a CDA responsibility.

After the CDA would identify the “blighted” areas, a consultant would need to be hired to create the Redevelopment Plan. Jay suggested each member come up with areas and why they would want them redeveloped for future discussions.

Joint Meeting with Economic Development Committee:

City Administrator Johnsrud questioned what the discussion topic would be and stated that it needs to be specific. Jay felt it would be more of an informational meeting so that both committees could update the other on what they are doing. Ralph also stated that the Council needs to be involved as well. City Administrator Johnsrud suggested that perhaps the Chairs of both Committees give an update to the Council. After further discussion a potential joint meeting topic was potential updates to the Comprehensive Plan with a possible joint meeting in January.

Adjourn:

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

Time: 7:37 p.m.

Anne Uecker

From: P.J. Early <earlygirlpj@gmail.com>
Sent: Wednesday, November 21, 2018 7:26 AM
To: Rick Grubanowitch; Don Brickner; Matt Damon; jjiverson@hotmail.com; Laura Martin; Ralph Voltner (ralvolt@aol.com); Mark Johnsrud; Anne Uecker; Steve Wattawa
Subject: P.J. Early resignation

Ralph Voltner, Chair
St. Francis Community Development Authority
3400 E Howard Avenue
St. Francis, WI 53235

Chairman Voltner and members of the CDA,

Please accept my resignation from the St. Francis CDA, effective immediately. I am moving out of St. Francis and would rather not remain a member of the CDA if I'm not a resident.

Thank you for all your hard work and dedication to the city. Best wishes as you move forward.

P.J. Early

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