



CITY OF ST. FRANCIS
ECONOMIC DEVELOPMENT
COMMITTEE
AMENDED
May 14, 2019
5:30PM

NOTICE

There will be an Economic Development Committee meeting on Tuesday, May 14, 2019 at 5:30pm in the West Committee Room at the St. Francis City Civic Center located at 3400 E. Howard Avenue.

ECONOMIC DEVELOPMENT COMMITTEE AGENDA

1. Call to Order
2. Minutes of the meeting held April 9, 2019.
3. Discussion and Possible Action Items
 - A. Ayres Presentation – KK Corners Design/Marketing Plan
 - B. Report from Business of the Year Subcommittee
 - C. City Attorney Information Discussion
 - D. Business Survey
4. Correspondence
5. Adjourn.

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings, who have a qualifying disability under the Americans with Disabilities Act. Request 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 the East and West entrances.

Note: There is the potential that a quorum of the Common Council and/or any other Committee, Commission or Board may be present.

MINUTES FOR THE ECONOMIC DEVELOPMENT COMMITTEE
MEETING HELD APRIL 9, 2019, 5:30PM

Members present: Chairman Brian McManus, Rick Wier, Tom Bilot, Caryle Babcock, Tom Dillon, Sandy Jaskulski, Bryan Kamm, Jay Iverson, , City Administrator Mark Johnsrud, , and City Engineer/ Director of Public Works Melinda Dejewski.

Excused: Committee Members: Mayor Ken Tutaj, Charles Buechel, Greg Schlecht.

Also present: – Alderwoman Janis Schandel, City Attorney Paul Alexy, Jay Blue of Ayres and Associates, Rick Grubanowitch, and Tom Kiepczynski.

1. Call to Order

The meeting was called to order at 5:30pm by Chairman McManus.

2. Minutes

A motion was made by Committee Member Wier, seconded by Committee Member Jaskulski to approve the minutes. Motion carried.

3. Discussion and Possible Action Items

A. Ayres Presentation – KK Corners Design/Marketing Plan

Mr. Blue presented a packet with the results of the workshop and the committee reviewed the results. Mr. Blue stated that there were components from each alternative were incorporated and in the design alternatives, get blended. An estimate of the cost to relocate the overhead and some of the underground utilities was done. The cost is estimated at \$3.5 million dollars which becomes cost prohibitive so the concepts were developed around the existing easements and infrastructure. The footprints of the buildings on the design concepts are the footprints of actual buildings that exist in different communities. The City's parking requirements are very hard to meet and the City may have to consider shared parking reductions. The idea is not to get too deep into what business will be in the location, but to look at the size and shape of the buildings, how the parking is located, and the access and circulation of the sites. There was discussion on each alternate. Some committee members liked the residential component and some wanted more retail. There was a concern that too much residential does not help the existing residents of the City. All agreed that there needed to be greenspace. Most liked the walking paths and some liked the covered entrances to the underground parking.

The next steps were discussed. Mr. Blue described that Ayers will meld together all the comments on both options into one option and bring it back next month. No action was taken on this item.

B. Report from Business of the Year Subcommittee

Committee Member/Subcommittee Chairperson Babcock provided an update for the committee. She stated that she had talked with the Lion's Center caterer. That caterer cannot do a sit-down dinner so another caterer will need to be retained. She is also investigating where to get tables and chairs. Committee Member Wier offered to send Committee Member/Subcommittee Chairperson Babcock the information from the 128th event he helps coordinate each year. The date will be Tuesday, September 24. Speakers are still being discussed.

No action was taken on this item.

C. communication to the Public by the Economic Development Committee

Chairman McManus stated that public opinion is a big component of moving the City forward. We would like to get out ahead of the development ideas being considered. He wants to be able to shape and control the message. He does not want this viewed as the "evil plan" without public input. City Attorney Alexy stated that one of the purposes of the EDC is to provide the businesses a public forum for the exchange of ideas. He does not think that the EDC has the ability to solicit developers. The Common Council would have to direct the EDC to do marketing and even then, there is a way to do so since when members of the committee are contacting businesses, they are acting on behalf of the city and essentially public officers. There would be a potential for meeting "behind closed doors" which is a public ethics violation. He suggested to put vision boards up in the rotunda so that citizens could review and provide feedback to the Common Council and/or the EDC members. There was discussion on how to

authorize the EDC to have discussions with developers and who should be involved in the conversations such as the City Administrator.

No action was taken on this item.

5. Correspondence

None.

6. Adjourn

A motion was made by Committee Member Wier, seconded by Committee Member Iverson to adjourn. Meeting adjourned at 7:15pm.