



Community Development Authority
July 28, 2020
6:00 p.m.
Civic Center West Committee Room

1. Call to order:
 - Alderman Damon, Alderman Feirer, Richard Grubanowitch, Brian McManus, Ralph Voltner, Jim Paradinovich, Sandy Jaskulski
2. Minute Approval:
 - June 23, 2020 - [CDA Minutes 06-23-2020](#)
3. Discussion with Possible Action:
 - Sigma re: properties owned by City on KK and Howard
 - WE Energies re: updates on closure for properties on KK and Howard
4. Updates on City Projects:
 - 1306 East Bolivar Avenue
 - 4200 On The Lake (Campbell Development)
 - St. Francis Brewery
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 JUNE 23, 2020

Present: Alderman Damon, Alderman Feirer, Richard Grubanowitch, Brian McManus, Ralph Voltner, Jim Paradinovich

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, City Engineer Dejewski, Mayor Tutaj

Absent: Sandy Jaskulski

Election of Chair:

Moved by Richard Grubanowitch, seconded by Jim Paradinovich to nominate Ralph Voltner as chair. The other nominations were made. Motion carried.

Review Code of Ethics:

The Code of Ethics was included in the packet.

Moved by Alderman Feirer, seconded by Brian McManus to place the Code of Ethics on file. Motion carried.

Minute Approval:

Moved by Alderman Damon, seconded by Richard Grubanowitch to place on file the minutes of the Community Development Authority meeting held November 18, 2019. Motion carried.

Review Kinnickinnic Corners Conceptual Development Plan – Ayres and Associates and WE Energies DNR Environmental Closure of City-owned Land:

Alderman Feirer asked when the City would move forward and put this out for bid. Alderman Damon agreed and felt that the plan needs to get out there in front of people who could build and develop it. Ralph Voltner stated that the timing isn't the best given the current economic circumstances. Brian McManus gave the members some background as this plan started in the Economic Development Committee. He felt the City should go to a direct marketing firm to work with the City as this is not Ayres and Associates strength. He also stated that people are doing projects – we just need to sell them on doing the City's project.

City Administrator Johnsrud gave a bit of history on the change in the Economic Development Committee from 2014 to the present. The responsibility of working on these properties is back to the CDA as redevelopment sites. Closure from the DNR still is needed on the former WE Energies sites on the corner that is being discussed. The parcels have been subdivided, but still part of a 100 acre parcel acquired from WE Energies that does not have closure. The CDA needs to recommend to the Common Council to work on closure for all the WE Energies properties. It is likely that it will be similar to what happened with the Wixon property – a letter of closure will not be issued until there is a concrete development plan for each parcel so the DNR knows what will be developed there. These are all discussions that the CDA will need to have and it can run parallel with the marketing plan. 794 is likely to be redone next year and it will be closed for approximately 6 months which will interrupt the flow of traffic into and around the City. That road construction will make it hard to sell convenience to potential

developers. Ralph Voltner stated that the CDA and the Common Council needs to put some pressure on WE Energies to get this process completed with the DNR. Alderman Feirer again asked what the first step is to get this process moving forward – or we will still be talking about this in 2 years.

Moved by Brian McManus, seconded by Jim Paradinovich to engage a 3rd party environmental firm to prepare a report with a plan to the DNR to break apart the parcels and to get a plan to get to DNR closure. Motion carried.

Moved by Alderman Feirer, seconded by Brian McManus to invite WE Energies officials to attend the next CDA meeting to discuss the next phase of the development on the parcels included in the Kinnickinnic Corners Conceptual Development Plan. Motion carried with Alderman Damon voting no.

Moved by Alderman Damon, seconded by Alderman Feirer to have staff create an RFP for potential residential development for the City owned parcel on Norwich Avenue for review at the next CDA meeting. Motion carried.

On the next agenda, an update on the St. Francis Brewery should be noticed as well as updates on the Bear Development and the Campbell Group.

Adjourn:

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

Time: 6:48 p.m.