

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
MINUTES
February 9, 2006**

The Community Development Authority meeting was called to order by Mayor Chiovatero at 7:30 A.M.

In attendance was Mayor Chiovatero, Doug Barnes, Donald Vaclav, John Fillar, Jeff Seidl, Alderman Ken Harenda, and Alderman Thomas Augustine. Also present was Nikki Jones, Planning Services Manager; J.P. Walker, City Engineer; Ron Schildt, Transportation Engineer; Eric Nitschke, Storm Water Engineer; and Mark Blum, City Attorney.

Motion by Mr. Barnes to approve the November 10, 2005 CDA minutes. Seconded by Mr. Fillar. Motion carried unanimously.

COMMUNITY DEVELOPMENT AUTHORITY SECRETARY'S REPORT - None

OLD BUSINESS

1. Mill Valley Redevelopment RFP – Requested Action Statement (PG-926)

Joe Eberle from Ruekert/Mielke listed the ten key elements contained in their Mill Valley Comprehensive Redevelopment Plan that will provide answers to questions and a roadmap to accomplishments for the Mill Valley Business Park. A large component will be public participation and several public meetings.

Bill Carity, owner of New Valley Sand & Gravel believes strongly that the Mill Valley Comprehensive Redevelopment Plan produced by Ruekert/Mielke will result in some momentum to developing the gravel pit into a business park. Mr. Carity stated responsibility for over \$200,000 toward the project.

Motion by Alderman Harenda to recommend to Common Council approval of this Requested Action Statement to direct the Mayor, City Attorney and staff to prepare a contract with Ruekert/Mielke for the preparation of a redevelopment plan for the Mill Valley Business Center and execute a 3-party side agreement with respect to the issue of reimbursement of those costs as outlined in the RAS with Mr. Carity under separate document. In addition, recommend to the Common Council the amendment of the Planning Services operation budget via the following transfers:

Increase Grant Revenue:
01010100-41020 \$52,000
Increase Grant Expense:
15300029-52050 \$52,000

Seconded by Mr. Seidl. Motion carried unanimously.

NEW BUSINESS

2. Apple Glen Certificates of Compliance (PG-631-5)

Motion by Alderman Augustine to accept the Apple Glen Certificates of Compliance dated October 28, 2005 and January 27, 2006. Seconded by Mr. Barnes. Motion carried unanimously.

3. Pinewood Creek Certificate of Compliance (PG-631-5)

Motion by Mr. Vaclav to accept the Pinewood Creek Certificate of Compliance dated January 31, 2006. Seconded by Mr. Fillar. Motion carried unanimously.

4. Pinewood Creek Statement of Account as of November 30, 2005 (PG-631-5)

Motion by Mr. Fillar to accept the Pinewood Creek Statement of Account as of November 30, 2005. Seconded by Alderman Harenda. Motion carried unanimously.

COMMUNICATIONS

5. Communication To: CDA
Communication From: Greg Kessler, Director of Community Development
RE: "Cabela's Corridor", The Business Journal, December 9, 2005.

CDA members acknowledged receipt of this communication.

6. Communication To: CDA
Communication From: Nikki Jones, Planning Services Manager
RE: 2006 Community Development Authority Meeting Schedule (PG-925)

Alderman Harenda suggested meetings and/or workshops be held in the evening so more residents can attend.

ADDENDUM ITEM

6. "Discussion – New Berlin Industrial Park Plan / SPO Implementation Discussion"
(PG-951)

J. P. Walker reported that Calhoun Road has been earmarked for reconstruction in 2007/2008 but, has recently learned that there will be no STP Grant funds awarded to the City this grant cycle. The Board of Public Works will be discussing the possible alternatives for the Calhoun Road project on Monday.

A Roadway Capital Improvements spreadsheet was distributed to help tie all capital improvement projects together, as well a spreadsheet for Industrial Park Improvements designed to help balance the budget and goals of the Industrial Park.

ADJOURNMENT

Motion by Alderman Augustine to adjourn the meeting at 8:15 A.M. Seconded by Alderman Harenda. Motion carried unanimously.