

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MINUTES

August 5, 2004

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

In attendance were Mayor Wysocki, Alderman Kenneth Harenda, Alderman Thomas Augustine, Bob Dude, John Fillar, Jeff Seidl. Also present were Director of Community Development Greg Kessler, Planning Services Manager David Haines, City Engineer JP Walker, Associate Planner Nikki Jones, Division Engineer Ron Schildt. Doug Barnes was excused.

Motion by Mr. Fillar to approve the 07/01/04 CDA Meeting Minutes. Seconded by Alderman Augustine. Motion carried unanimously.

3. Community Development Authority Secretary's Report. – Budget spreadsheet inadvertently got into packets.
4. Finance and Occupancy Reports – David Cappon, Waukesha Housing Authority reported on voucher program.
5. Apple Glen Certificate of Compliance - Motion by Alderman Harenda to accept the Apple Glen Certificate of Compliance. Seconded by Mr. Dude. Motion carried unanimously.
6. Pinewood Creek Certificate of Compliance – Motion by Mr. Fillar to accept the Pinewood Creek Certificate of Compliance. Seconded by Alderman Augustine. Motion carried unanimously.

OLD BUSINESS

7. New Berlin Industrial Park Modernization Draft Plan - Doug Barnes

Mr. Kessler announced that there are three workshops planned for business owners in the Industrial Park. The dates for these workshops is August 19 beginning at 6:00 P.M., August 21 beginning at 9:00 A.M., and September 2 at 7:30 A.M. in place of the regular CDA meeting.

Mr. Walker updated on the progress made by the Engineering Services Division related to capital infrastructure in the Industrial Park.

8. New Berlin Industrial Signage Package – Doug Barnes

No action.

NEW BUSINESS

9. A Resolution Declaring Need For The Housing Authority Of The City Of Waukesha, Wisconsin To Exercise Its Powers Within The City Of New Berlin, Wisconsin

Motion by Mr. Dude to recommend to Common Council adoption of a resolution declaring need for The Housing Authority of the City of Waukesha, Wisconsin to exercise its powers within The City of New Berlin, Wisconsin. Seconded by Alderman Harenda. Motion carried unanimously.

10. National Avenue Redevelopment Plan Discussion & Report – PG-929

Ms. Jones explained why a National Avenue Redevelopment Plan is needed. Mr. Schildt gave a power point presentation detailing the four alternatives for West National Avenue.

Motion by Mr. Dude approval for Staff and the Community Development Authority to continue to explore and implement options to vacate the West National Avenue Frontage Road located on the North side from 15600 – 15820 W. National Avenue. This would include allowing Staff to work with the Alderman of the District to conduct a Neighborhood Meeting to meet with the owners and tenants located along the frontage road to gain their perspective. Seconded by Mr. Fillar. Motion carried unanimously.

11. Mill Valley Redevelopment Plan – Sub-Committee Updates

Mr. Walker – Capital Infrastructure Sub-Committee – A report will be coming from the consultant which will be presented to the CDA at a future meeting.

Mr. Haines – Design Sub-Committee – Slide shows will be presented next week at the public workshops to get public input to develop a design guideline document.

Mayor Wysocki indicated the need for financial mechanism. The Finance Sub-Committee needs to prepare a structure agreement with Muskego and the developer for presentation to Council.

Mayor Wysocki asked about the timeframe. Mr. Kessler said based upon the Common Council directive to the CDA, a six month window was given to prepare this comprehensive report. September is the end of the six months. Mr. Kessler felt additional time would be needed.

Mr. Dude suggested a financial analysis to get potential profit.

12. Communication To: CDA
Communication From: Sara Goos, US Bank
Re: Housing Authority of the City of New Berlin, WI Housing Refunding Revenue Bonds, (Apple Glen Project)

This communication validates that the Housing Authority program is operating correctly.

13. Adjournment. - Motion by Mr. Dude to adjourn the Community Development Authority Meeting at 9:00 a.m. Seconded by Alderman Harenda. Motion carried unanimously.