

**MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
MARCH 18, 2019**

The meeting was called to order at 6:43 p.m.

Present: Commissioners: Prudhon, Ruzek, McCune; Assistant Treasurer: Christopherson; Attorney: Kelly; Advisor: Short.

APPROVAL OF AGENDA (Additions/Deletions): Ruzek moved approval of the agenda as submitted. McCune seconded. Ayes all.

APPROVAL OF MINUTES OF FEBRUARY 20, 2019: Ruzek moved approval of the Minutes of February 20, 2019. McCune seconded. Ayes all.

5685 PORTLAND AVENUE – UPDATE: Township Consultant Bill Short gave the overview of the Stable Property: The Township currently owns the property at 5685 Portland Avenue. The Town has reviewed several development proposals for this property over the past 15 years. Once the Town purchased the property, Staff were asked to work with E.G. Rud & Sons Surveyors to lay out a development which meets current ordinance requirements. Staff asked Rud to lay out 8 single family home lots on the property for consideration by the Town. Staff are strongly leaning toward the 8 single family proposal because it includes: 1) 8 single family home lots; 2) 5 of the lots meet a 3 acre minimum size as required by Land Use Safety Zone B; 3) a trail is planned along the western edge of the upland portion of the property; 4) the existing Morgan Trail is planned to extend south into the stable property and extend to Portland Avenue; 5) the existing stormwater treatment pond would be expanded; 6) the Town would retain ownership of the trail corridor and the westerly portion of the property which is wetland.

Staff have been consulting with Bill Short, Jenny Boulton, Town Board Counsel/EDA Counsel, and Attorney Chad Lemmons.

Riedesel held a neighborhood meeting in the second week of February. The neighbors seemed happy with the Deer Meadow Park Trail Extension which will go through the Stable Property. Riedesel retold the opinion of the trail as being the “missing link” in that area; the trail will be placed between lots 2 and 3.

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The Stable Property has been on agenda for Planning Commission, Park Board, Town Board and Executive Meetings for some time, it was even brought up at the Annual Town Meeting by a resident.

Upon recommendation of the Economic Development Advisory Board, Ruzek made the motion to recommend that the EDA and the Town Board move forward with the developmental process and construction of the 8 single-family home concept plan presented to them by the Town Planner on the 7 acre portion of the Stable Property. McCune seconded. Ayes all.

Kelly has put together the total dollar amount the Town has in TIF Property at this point. Upon recommendation of the Economic Development Advisory Board, Ruzek made the motion to recommend that the Town Board authorize the Town Bond/EDA Counsel to advise regarding schedule and process relative to creation of TIF District. McCune seconded. Ayes all.

Upon recommendation of the Economic Development Advisory Board, Ruzek made the motion to recommend that the EDA authorize the Town Planner to solicit additional proposal(s) for preparation of a complete preliminary plat submittal. McCune seconded. Ayes all.

Upon recommendation of the Economic Development Advisory Board, Ruzek made a motion to recommend to the EDA to authorize the Town Planner to complete a comparative analysis of all proposals received, select the lowest qualified proposal (even if there is only one) and proceed with the preliminary plat process not to exceed \$18,500. McCune seconded. Ayes all.

ADDED AGENDA ITEMS: None.

RECEIVE ALL AGENDA MATERIALS & SUPPLEMENTS FOR TODAY'S MEETING:
McCune made the motion to receive all agenda materials and supplements for today's meeting. Ruzek seconded. Ayes all.

Ruzek motioned to adjourn the meeting at 6:58 p.m. McCune seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary