

**MINUTES
SPECIAL ECONOMIC DEVELOPMENT ADVISORY BOARD
MARCH 18, 2019**

The meeting was called to order at 6:01 p.m.

Present: Akenson, Artner, Brunner, Stofferahn; Advisor: Christopherson;
Commissioner: Prudhon; Planner: Riedesel Town Attorney: Kelly;
Consultant: Short.

Absent: Horak and Keleher, with notice.

With Chair Paul Keleher absent, Brunner nominated Artner to be the active chair for the meeting. Akenson seconded. Ayes all. Artner accepted.

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

APPROVAL OF MINUTES JANUARY 8, 2019: The Staff passed on this item. Because there was no quorum, there was no need to approve the minutes or notes.

5685 PORTLAND AVENUE – UPDATE: 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.

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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.

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 Planning Commission and Park Board, Artner 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. Brunner seconded. Ayes all.

Artner 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 the proposed TIF District. Brunner seconded. Ayes all.

Artner 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. Brunner seconded. Ayes all.

Artner 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. Brunner seconded. Ayes all.

ADDED AGENDA ITEMS: There were no added agenda items.

Artner moved to adjourn the meeting at 6:37 p.m. Stofferahn seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary