

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD AT THE
GREENFIELD CITY HALL ON FEBRUARY 18, 2014**

1. The meeting was called to order at 6:30 p.m. by Mr. Pietroske, Vice Chairperson

James Podewils (Chair)	Excused
Ald. Karl Kastner	Present
Ald. Tom Pietrowski	Absent
James Hodson	Present
Patricia Nelson	Absent
Steven Pietroske	Present
Robert Selin	Present
Troy Chowanec (Alt.)	Present
Ben Rucka (Alt.)	Present

ALSO PRESENT: Chuck Erickson – Community Development Manager
 Richard Sokol – Director of Neighborhood Services

2. **Motion by Ald. Kastner, seconded by Mr. Chowanec to approve the minutes of the April 11, 2013 meeting. Motion carried unanimously.**
3. **Update on pending/anticipated development.**

CDA members and staff reviewed/discussed the following items:

- Loomis Crossing
 - Boerke Co. selected as commercial realtor last year.
 - One of their suggestions was to ask WisDOT about extending the MOU another 5 years (2014 to 2019); that was done by the Common Council last month of which you were copied on with an updated map.
 - Mr. Sokol and Mr. Erickson contacted/met with a range of the metro area's better known/successful/involved developers.
 - Staff has met with ATC regarding the overhead wires. Cost for relocation is very high – millions.
 - Raze Order process was started over two years ago on the 4001 W. Loomis building, however, due to owner issues also with Milwaukee County (back taxes) and the mortgage holder, the City ownership occurring last month of the whole parcel and both buildings.
 - In anticipation of that final determination, late last year Kapur Associates prepared 'Asbestos Containing Material Inspection & Lead Based Paint Survey' for both Cycle Empire (4001 W. Loomis Road) and the house (4025 W. Loomis Road).
 - Bid process underway for demolition, with ads place in the Daily Reporter and GreenfieldNOW.
 - Twenty bid packets have been taken out.
 - On February 17th a walk-thru was held; 15 different contractor companies signed up; some were demo-types and some were environmental-types.
 - Bid opening to occur on February 27th with targeted award on the March 4th Common Council agenda.
 - Once a 'Notice to Proceed' is issued, contractor has 60 days to complete the work.
- Kmart and 28th Street City parcel/Ashley Furniture.
- Lakeland College/Larsen proposal – 40th & Layton Avenue – rezoning.

- GF Coin Exchange – billboard removal – NW corner of Layton/Loomis.
 - Mt. Carmel/May parcels – Land Use Plan change.
 - Tams – 68th & Layton Avenue.
 - Spring Mall.
 - Greenfield School Board has entered into an agreement to sell the Chapman School parcel to BR Comp. LLC; part of that transaction also involved a land swap with WisDOT.
 - GF Highlands – First condo building underway.
 - There was a consensus about the value of meeting quarterly just to keep everyone more current on development activities.
4. **Motion by Mr. Hodson, seconded by Mr. Selin to adjourn the meeting at 8:15 p.m. Motion carried unanimously.**
5. **The next meeting of the Community Development Authority will be held at the Greenfield City Hall at the call of the Chairperson.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed March 6, 2014