

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD AT THE
GREENFIELD CITY HALL ON APRIL 11, 2013**

1. The meeting was called to order at 6:30 p.m. by Mr. Podewils

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

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

2. **Motion by Ald. Pietrowski, seconded by Mr. Pietroske to approve the minutes of the January 16, 2013 minutes. Motion carried unanimously with the understanding that a correction will be made showing Mr. Selin was not present at the meeting.**
3. **Discussion/decision regarding revised agreement from Brian and Kevin Riordan of The Boerke Company to market and list the ‘Loomis Crossing’ property at I-894 & Loomis; this involves only parcels that the City owns and are part of the WisDOT Memo of Understanding.**

Mr. Erickson gave some background information on this item.

Andrew Jensen with The Boerke Company was present on behalf of Brian and Kevin Riordan to answer questions and gave an overview of their company and their services and cited several properties in Greenfield they have worked on.

Ald. Pietrowski asked if co-brokering is standard with this type of development to which Mr. Jensen replied yes it is. He then asked if that would mean a percentage of ten percent rather than seven percent to which is was replied that that is correct. Mr. Jensen then talked about the marketing tools they use.

Mr. Podewils questioned what the list price will be as that number is currently left blank on the agreement to which Mr. Erickson replied the City would be working on that with the assistance of the Boerke Company. Currently there is an appraisal of the Park & Ride parcel but there hasn’t been an updated appraisal that looks at the entire parcel. Ald. Kastner said we don’t have a list price since we haven’t bought the larger parcel yet. The Memo of Understanding lists \$5.00 per square foot. Mr. Sokol stated an option price has been established.

The consensus was that in order for the “WB-3 Vacant Land Listing Contract” to be valid/acceptable/signable for all parties, that a dollar value is needed for Line 5. So staff was asked to review some of the pertinent costs the City has incurred (i.e. land purchases) and/or may incur (i.e. WisDOT MOU commitments), and then factor in a modest “multiplier”. When some of that preliminary review is done, it will be shared with the Boerke representatives to seek some concurrence in advance of being presented to the Council.

Motion by Ald. Kastner, seconded by Ms. Nelson to recommend approval of a revised agreement from Brian and Kevin Riordan of The Boerke Company to market and list the 'Loomis Crossing' property at I-894 & Loomis; this involves only parcels that the City owns and are part of the WisDOT Memo of Understanding, subject to the Community Development Authority and staff comments, and authorize this item to be expedited to the April 16th Common Council meeting. Motion carried unanimously.

- 4. Motion by Ald. Pietrowski, seconded by Mr. Pietroske to adjourn the meeting at 6:50 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
Recording Secretary

Distributed April 12, 2013