



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
7725 WEST NORTH AVENUE  
Telephone: (414) 479-8917  
Fax: (414) 479-8989

### COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, March 29, 2011

Committee Room #1

PRESENT: Alds. Birschel, Jay, Meaux, Nikcevich, Organ, Pantuso, Roznowski, Wilke – 8

ALSO PRESENT: Alds. Ewerdt, Causier, Wilson; J. Archambo, City Admin.; A. Kesner, City Atty.; E. Miller-Carter, Asst. City Atty.; W. Porter, Public Works Dir.; N. Welch, Community Devel. Dir.; Police Chief B. Weber; A. Brown, Admin. Intern; K. Schreiber, Permit Tech.

Ald. Organ as Chair called the meeting to order at 8:12 p.m.

#### **Ordinance creating Section 2.90 of the city code pertaining to the Community Development Authority**

The committee reviewed the proposed ordinance creating the Community Development Authority (CDA). The Council members had questions ranging from the wanting to have an idea of how the transition process will go to the Tax Incremental Finance District (TIF) component being added to the CDA.

Mr. Bob Simi, Chair of the Economic Development Advisory Committee (EDAC) assured the committee that once the conversation is started the EDAC will reach out to all the entities and start to have those conversations. He added that they don't have a specific time line yet.

Ald. Roznowski thought it would be good to think it through and formulate a defined plan. Ald. Nikcevich wanted to see more of the whole picture. She also asked about wording regarding pre-authorization.

Mr. Kesner noted that what the committee was looking for was more technical details. The CDA will make an agreement with the city to have staff support and they will be given that authority from the beginning, in other words, pre-authorization. Mr. Kesner explained that the Horton URS report suggested that the CDA be made up of staff that will be more closely incorporated with the city and the Council. The Council will ultimately determine what will go into the CDA and the Council will have the opportunity to make suggestions.

With regard to developers having contact with the CDA, Ms. Enders explained that the CDA will have certain statutory duties. Developers coming to the city may have contact with the CDA or they will speak first to the Community Development Director and then be referred to the proper entity. Mr. Kesner added if all the components are incorporated into one body there will be more familiarity and control.

Ald. Nikcevich asked if the potential TIFs will be in place for Eaton and the Burleigh Triangle. Mr. Kesner responded that this process could be in place for the Burleigh Triangle.

Ald. Wilke noted that there will be seven members presumably appointed by the Mayor. Those seven will include two Council members. Mr. Kesner pointed out that this comes from state statute and the Council can explore that issue. Ald. Wilke would like to see the Council vote on who the two Council members will be.

Mr. Kesner explained that the CDA will draft their own by-laws and set their own rules. He suggested that it would be better to give them the flexibility as a body. Ald. Birschel noted that many cities have the CDA by-laws on their websites. Mr. Kesner cautioned that some of those postings may have been under older by-laws.

The committee also had questions regarding operational budgets and where the funding comes from. Ms. Enders explained that the costs will come from her budget.

Mr. Kesner noted that the vision so far is to appoint Ms. Enders as the Executive Director. There will also be some ability for the CDA to charge fees. In some cases they can buy and sell property. Many cities provide funding for the CDA. The House Authority and the Redevelopment Authority will be included in the CDA because they were performing the same tasks.

Ms. Enders stressed that having a CDA would make the city's processes more efficient and give the city a leg up over other communities. Mr. Simi agreed saying that the city's reputation is good, but this would make the city more attractive for businesses.

In response to a question regarding the future of the EDAC, Mr. Simi responded that he was not sure what the future is for the advisory committee. It could very well end after its job is finished.

There was a question regarding conflict of interest issues. Mr. Kesner explained that a technical conflict of interest comes down to what will benefit a member personally. The CDA will have to be concerned with more. He has tried to make a strong impression especially regarding the perception of a conflict of interest because that is just as important as actually committing that error.

Ald. Nikceovich asked about the staffing of the CDA. Mr. Simi responded that the Council has the final authority. Mr. Kesner reiterated that members of the CDA are public officials and any of those issues can be spelled out in the by-laws.

Moved by Ald. Birschel, seconded by Ald. Pantuso to recommend introduction of an ordinance to Council creating Section 2.90 of the city code pertaining to the Community Development Authority – 8

**Ordinance repealing Chapters 6.56 and 6.57 and recreating 6.56 pertaining to regulation of secondhand dealers**

Ms. Miller-Carter reported that the police department asked that this ordinance be created so they can use their software database. Secondhand Dealers are prohibited from selling merchandise if it has been stolen. The ordinance increases the holding time before sale to 30 days to allow for police investigation. If a merchant is caught selling stolen merchandise they can incur loss of their license and penalties. She explained that it is the duty of the dealer to provide information on the stock in their store if they believe the merchandise has been stolen. She added that right now the dealers provide a list on paper. There is no requirement that dealers use the police department's database.

Mr. Kesner noted that instead of the paper report, the dealer will enter merchandise into the computer. The police department believes that this will encourage compliance.

Ms. Miller Carter pointed out that an added bonus is that the city's police department is allowed to share their information with other cities.

Chief Weber explained that they have excluded used books and other items that do not have market value. He added that last year they were able to link the killer of a woman whose body was found in West Allis with information from Greenfield where he tried to sell her earrings.

Ms. Miller Carter stressed that this really helps people to recover their stolen property. She noted that any item under \$20 wouldn't have to be reported. The software is digital and easy to input information. She reiterated that the items have to be held until there is a determination on the status.

Chief Weber reported that this should benefit the merchants in that the determination can be made quickly and they will also be protected.

Ald. Nikceovich asked why the holding time was increased from seven to 30 days. Ms. Miller Carter responded that it is a reasonable time frame because victims may not realize something had been stolen from them.

Ald. Nikceovich asked if this ordinance could be reviewed after six months to make sure that it isn't a burden to the merchants. She wanted to make sure the businesses were being treated fairly. Ms. Miller Carter added that not including merchandise \$20 or less should make it easier to fill the reports.

Ald. Meaux asked if there was a liability issue. Mr. Kesner stressed that there would be no liability to the dealers and the software hasn't had any problems. It's been used by a number of cities. He added that they learned from the ordinance in Greenfield to avoid many of the smaller issues Greenfield had to iron out in their ordinance.

Ms. Miller Carter noted that if the merchant can describe the item they don't need a photograph; however, photographs are helpful for identifying jewelry.

Moved by Ald. Meaux, seconded by Ald. Pantuso to recommend  
introduction of an ordinance to Council repealing Chapters 6.56  
and 6.57 and recreating 6.56 pertaining to regulation of secondhand  
dealers – 8

The meeting adjourned at 9:08 p.m.

Carla A. Ledesma, City Clerk  
Wauwatosa, Wisconsin

svh