



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT AUTHORITY Thursday, October 2, 2012 – 12:00 PM Wauwatosa Fire Station No. 1

PRESENT: Mr. Bush, Ms. Eick, Ms. Maria, Ald. Tilleson, Ms. Wakefield, Ald. Wilson - 6

EXCUSED: Mr. Kohout

ALSO PRESENT: Mayor K. Ehley; J. Archambo, Ald. Pete Donegan; City Administrator; P. Enders, Development Director; A. Kesner, City Attorney; J. Ruggini, Finance Director; W. Rice, Deputy Fire Chief; T. Szudy, Principal Planner

Ald. Wilson called the meeting to order at 12:05 p.m.

Discussion regarding proposals received for "Remnant Fire Station Parcel"

Moved by Ald. Wilson, seconded by Ms. Eick to convene in closed session pursuant to Wisconsin Statutes Section 19.85((1)(e) for the purpose of deliberating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – 6

Moved by Ald. Wilson, seconded by Mr. Bush to reconvene in open session - 6

A discussion was held regarding various components of the three proposals received by Wangard Partners, Metropolitan Development, and Phelan/WiRED.

Ald. Donegan voiced his concerns over subsidizing any of the projects, unless that assistance was in the form of a loan or directed to public parking.

Moved by Ald. Wilson, seconded by Ms. Maria to direct the Development Director to contact the three proposers with the following questions:

- Did you undertake a market study, and if so, what is what the conclusion as it relates to this project?
- What are your plans to work with Cody & Company?
- What are your plans to address Underwood Avenue and Harmonie Avenue, as it relates to the Village master plan?
- What parcels are you proposing to development, as a part of your project?
- If asking for a subsidy, what costs will that subsidy cover? In addition, the City subsidy should be clarified in the Metropolitan Development proposal.
- Is the scale, mass, height, etc. of your proposed project consistent with the Village master plan and/or the Village in general?
- How is your project impacting other parking lots in the area?
- Number of units is not consistent in the Metropolitan Development proposal. What is the actual number of units being proposed?

Moved by Ms. Wakefield, seconded by Ms. Maria to adjourn the meeting – 5

The meeting adjourned at 1:50 p.m.

Paulette Enders
Executive Director