



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
www.wauwatosa.net

COMMUNITY DEVELOPMENT AUTHORITY Monday, October 22, 2012 – 4:00 PM Committee Room #1

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

EXCUSED: Mr. Kohout

ALSO PRESENT: Mayor K. Ehley; P. Enders, Development Director; T. Szudy, Principal Planner; J. Ferguson, Assistant Planner; J. Plaisted, Village BID; L. Craite, Cody & Co.; C. Craite, Cody & Co.; S. Phelan, Phelan Development; B. Williams, WiRED; T. DeRosa, Wangard Partners; L. Blankenship, Wangard Partners; W. Wiertzema, Wangard Partners; R. Conley, Metropolitan Development

Ald. Wilson called the meeting to order at 4:00 p.m.

Moved by Ald. Wilson, seconded by Ms. Eick to approve the minutes of the October 2, 2012 and October 11, 2012 meetings - 6

Discussion regarding proposals received for "Remnant Fire Station Parcel"

Mr. Conley of Metropolitan Development stated he had three objectives in developing his proposal:

1. Provide as much public parking as possible. He is looking for a municipal contribution in the amount of \$10,000 to \$12,000 per stall for 47 stalls – approximately \$500,000.
2. Generate maximum tax dollars as soon as possible.
3. Increase housing stock in the Village. 59 units on three parcels and 79 units on four parcel.

Ald. Wilson asked Mr. Conley how he expected the public parking to be financed – upfront or later?

Mr. Conley referred to Lefebber Point. He stated he submitted for reimbursement once the project was complete.

Mr. DeRosa of Wangard Partners discussed the parking ratio letter previously submitted to the Authority and their rationale for the number of stalls proposed.

Ald. Wilson asked about assistance options and timing. Mr. DeRosa stated Wangard Partners was open to other types of financing, including pay-as-you-go.

Mr. Phelan stated he is continuing to work with Ms. Craite, as well as continuing to balance the parking with the number of units.

Mr. Williams mentioned if the objective is size and increment, they would have the ability to accommodate such a change.

Ms. Craite stated it is a difficult situation, with three good proposals before the Authority. She mentioned she would be willing to work with the developers, but only Phelan/WiRED have approached her with details.

Moved by Mr. Bush, seconded by Ald. Tilleson to move into 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 Ald. Tilleson to reconvene in open session – 5 (Mr. Bush left during the closed session)

Moved by Ald. Wilson, seconded by Ms. Eick to select the Ardor proposal as the preferred proposal subject to engaging in due diligence, further analysis, and negotiations - 5

The Authority set the next meeting date and time at 12:00 p.m. on November 1, 2012.

Moved by Ms. Wakefield, seconded by Ms. Maria to adjourn the meeting – 6

The meeting adjourned at 5:45 p.m.

Paulette Enders
Executive Director