



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT AUTHORITY Thursday, November 1, 2012 – 12:00 PM Upper Civic Center

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

EXCUSED: Mr. Kohout

ALSO PRESENT: Mayor K. Ehley; Ald. P. Donegan; J. Archambo, City Administrator; A. Kesner, City Attorney; J. Ruggini, Finance Director; P. Enders, Development Director; T. Szudy, Principal Planner; J. Ferguson, Assistant Planner; S. Phelan, Phelan Development; R. Conley, Metropolitan Development; G. Guskowski, AG Architecture; C. Fuchs, Total Towne Construction; B. Randall, Friebert, Finerty & St. John; T. Blum, HSA Commercial, Inc.; T. Daykin, Milwaukee Journal Sentinel

Ald. Wilson called the meeting to order at 12:00 p.m.

Moved by Ms. Wakefield, seconded by Ms. Eick to approve the minutes of the October 22, 2012 meeting - 6

Public Hearing – “Proposed Creation of Tax Incremental Finance District Number 7 and the Proposed Boundaries Thereof, and on the Project Plan for Such Tax Incremental Finance District”

Ald. Wilson opened the public hearing and asked if anyone would like to speak in favor of the amendment, in opposition of the amendment, or if anyone would like to make a general comment.

Mr. Blum of HSA Commercial, Inc. presented the details of the Mayfair Collection project to the Authority. Mr. Blum stated HSA has assembled all but 7 acres of the area known as “Burleigh Triangle.” The uses on the site are currently light industrial and warehousing. Mr. Blum mentioned there is retail demand, despite a sluggish economy. The first phase of the project will consist of 250,000 square feet of inline retail.

Additionally, Mr. Blum discussed the City’s master plan for the site, and an agreement to set aside a parcel for a future fire station. He also presented a site plan and elevations to the Authority.

Ms. Eick asked Mr. Blum if he had any concerns about vacant space or current projects planned on the south side of Burleigh Street.

Mr. Blum stated he did not have concerns. The Meijer site plan aligns with the site plan/layout for future structures on the north side of Burleigh Street.

Ald. Tilleson questioned Mr. Blum about streetscape along Burleigh Street. He asked if there were any attempts to create an improved look – similar to what is being planned as a part of the Zoo Interchange Project as it relates to Watertown Plank Road.

Ms. Enders summarized the Tax Incremental Finance District No. 7 Project Plan Creation.

Attorney Kesner discussed the performance components of the agreement with HSA Commercial.

Mr. Ruggini summarized the life of the project as a part of the district, as well as its impact on the debt coverage ratio.

Mr. Archambo discussed the overall benefit to the area and the community.

Ald. Wilson discussed the catalytic benefits of the project to the western edge of Wauwatosa.

Ald. Tilleson agreed with Ald. Wilson, stating the project will set the bar for other developments. Wauwatosa expects something upscale and he encouraged HSA to improve the streetscape along Burleigh Street.

Ald. Wilson asked others in attendance if there were any other comments or concerns from the public.

There being none, the public hearing was closed.

Discussion and possible action on “Resolution Designating the Boundaries of Tax Incremental Finance District Number 7, Adopting and Recommending Approval for the Project Plan, and Finding that the Creation Promotes Orderly Development in the Municipality”

The “Resolution Designating the Boundaries of Tax Incremental Finance District Number 7, Adopting and Recommending Approval for the Project Plan, and Finding that the Creation Promotes Orderly Development in the Municipality” was discussed.

Moved by Ald. Wilson, seconded by Ms. Eick to approve the resolution - 6

Discussion regarding proposals received for “Remnant Fire Station Parcel”*

Ald. Wilson opened the floor to anyone wishing to speak to the “Remnant Fire Station Parcel” proposals.

Mr. Conley asked the Authority why the Ardor proposal was selected.

Ald. Wilson stated there were three solid proposals and the Ardor proposal was selected based on density, physical aspects, and ability to enhance the Village. Ald. Wilson also mentioned while the Authority is focusing on one proposal, there is a lot of work to be done.

Mr. Conley asked if the other two proposers were asking for tax incremental financing.

Ald. Wilson stated when the Authority looked at the proposals; they were relatively on par with each other as far as assistance.

Ald. Wilson mentioned any proposal will need to go through additional steps with the City, including any requests for financing.

Moved by Ald. Tilleson, seconded by Mr. Bush 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

The meeting adjourned at 1:30 p.m.

Paulette Enders
Executive Director