



CITY OF WAUWATOSA

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MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, February 14, 2013 – 11:00 a.m. Committee Room #1

PRESENT: Mr. Bush, Ms. Eick, Ms. Rettko, Ms. Wakefield, Ald. Tilleson, Ald. Wilson

PUBLIC PRESENT: Tony Aveni, 1522 Church Street; Ald. Dan Birschel, 1225 N 122nd Street; Rich Connelly, Metropolitan Development; Ald. Pete Donegan, 2202 N 73rd Street; Russ Drover, 7530 State Street; Ald. John Dubinski, 7921 Milwaukee Ave; Doug Dunlop, 1504 Church Street; Ald. Brian Ewerdt, 9326 Beverly Place; Nathan Fronk, 1448 Church Street; Gene Guskoski, 1035 Laurel Court; Jon Olson, Tosa Now; Sean Phelan, Phelan Development; Traci Phillips, 1514 Church Street; Jim Plaisted, Village BID; Kevin Pulz, 1460 Church Street

STAFF PRESENT: J. Archambo, City Administrator; P. Enders, Development Director; J Ferguson, Assistant Planner; A. Kesner, City Attorney; Steve Miner, City Assessor; J Ruggini, Finance Director; M. Schreiber, Business Services Specialist; T. Szudy, Principal Planner

Ms. Wakefield called the meeting to order at 11:00 a.m.

Minutes

Motion by Ald. Tilleson, second by Ald. Wilson to approve the minutes from the February 4, 2013 meeting, amended to show the proper meeting time at 12:00 PM. - Approved 6-0

Ald. Wilson also requested that future minutes include the full name and address of members of the public who attend CDA meetings.

Discussion of Remnant Fire Station Proposal

Ms. Wakefield stated the Village of Wauwatosa Business Improvement District (BID) and neighborhood residents have submitted letters to the CDA regarding the proposed development.

Ald. Wilson stated that he appreciated the efforts of both the neighborhood residents and the BID sharing their thoughts regarding the proposal.

Ms. Enders provided an update on where the development proposal stands today. She noted the financial gap on the remnant parcel as a single site development was \$500,000 to \$600,000 and that the 3-story proposal had a financial gap of \$1.8 million.

Mr. Miner was then asked to give a presentation of his analysis of land values near the proposed development site. Mr. Miner presented a map and compared 7 sites to the proposed development site. The analysis was completed to help establish a value for the remnant fire station parcel only. Mr. Miner determined the land value to be \$45 per square foot on the remnant fire station parcel. The remnant fire station parcel is 22,000 square feet and would be valued at \$990,000 according to Mr. Miner

Mr. Pulz asked what the developers offered in comparison to the Assessor's estimate. Mr. Phelan responded that Phelan Development offered \$150,000 in their current proposal.

Ms. Enders stated that this would not be a typical arms length transaction. The CDA/City would require a high quality development, a specific type of development, etc. When a seller sells his or her property to someone, they traditionally sell the property without any restrictions on how it will be developed.

Mr. Connelly asked how much the city paid for the sites purchased for the new fire station. Atty. Kesner responded the City of Wauwatosa paid \$1.2M to purchase the sites for the new fire station. He added that relocation costs were included in the total cost.

Ms. Enders stated the proposed developer continues to work towards reducing the financial gap for the project.

Mr. Phelan indicated the expanded site would still contain a retail component, but the courtyard that was initially prepared will be smaller than originally proposed.

Mr. Bush asked for clarification regarding the City's Comprehensive Plan and the Village Plan. Ms. Enders stated when the Village Plan was adopted by Common Council resolution, it amended the Comprehensive Plan to include the Village Plan. Atty. Kesner confirmed.

Ald. Wilson added that he wanted the CDA to attend a Common Council meeting in the near future.

Motion by Ald. Wilson, second by Ms. Rettko to have the CDA contact the Common Council President to ask for direction regarding the proposed development. – Approved 6-0. Ald. Wilson said he would coordinate this meeting.

Closed Session

Motion by Ald. Wilson, second by Ms. Eick 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. The Authority may reconvene into open session following this closed session. - Approved 6-0

Open Session

Motion by Ald. Wilson, second by Ald. Tilleson to open the meeting. – Approved 6-0

Upcoming Meetings

Motion by Ald. Tilleson, second by Ald. Wilson to meet with the Committee of the Whole on March 5th at a time to be determined. In addition, a follow-up CDA meeting would be held on March 7th at 12:00 p.m.. - Approved 6-0

Adjourn

Motion by Ms. Eick, second by Ald. Wilson to adjourn the meeting at 12:30 p.m.

Matthew Schreiber
Business Services Specialist