



CITY OF WAUWATOSA

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MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY Monday, April 8, 2013 – 11:30 a.m. Committee Room #1

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

EXCUSED: Ms. Wakefield

PUBLIC PRESENT: Mayor K. Ehley; Ald. Kathy Causier, 8213 Aberdeen Court; Ald. Pete Donegan, 2202 N. 73rd Street; Richard Conley, Metropolitan Development; Nathan Fronk, 1448 Church Street; Jon Olson, Wauwatosa Now; Sean Phelan, Phelan Development; Bill Reilly, Hawthorne Terrace, LLC; Ann Comer, Quarles & Brady

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

Ald. Wilson called the meeting to order at 11:30 a.m.

Minutes

Motion by Ald. Tilleson, second by Ms. Rettko to approve the minutes for the CDA meeting held on March 28, 2013 - Approved 5-0

Discussion and possible action on Hawthorne Terrace LLC

Ms. Enders provided background information regarding Hawthorne Terrace, LLC. The project was approved by the Wauwatosa Housing Authority in 1985. The formation of the CDA, dissolved both the Redevelopment and the Housing Authority and transferred the responsibilities and obligations to the CDA.

Hawthorne Terrace LLC made a request to modify their agreement with the CDA to eliminate the elderly requirements for their property. Ms. Ann Comer provided a brief description of the history of Hawthorne Terrace and stated that over the last 5 years it has been increasingly difficult to rent the apartments to seniors. Mr. Bill Reilly from Hawthorne Terrace stated they currently have 24 vacant units. He added they are seeking the flexibility to rent to different age groups.

Ald. Wilson asked about the bond payment status for the project. Mr. Reilly indicated the bonds payments are current and said the bond can be reviewed in 2015.

Ald. Wilson asked Ms. Enders about zoning and planning concerns. Ms. Enders indicated the project would need an amendment to its Conditional Use Permit to remove the age restriction.

Mr. Bush asked if modifying the agreement would violate fair housing laws. Mr. Reilly stated that it would not violate fair housing laws.

Ald. Causier stated that she was in favor of the proposal. Hawthorne Terrace is within her district and she views the property as a positive in her district.

Ald. Tilleson asked the Hawthorne Terrace representatives if there has been any opposition to this proposal by the residents who currently live at Hawthorne Terrace. Mr. Reilly indicated they held a resident's meeting to inform them of proposed changes and he thought the current tenants were satisfied with the proposed change.

Motion by Ald. Tilleson, second by Mr. Bush to approve the proposal by Hawthorne Terrace, LLC contingent upon Hawthorne Terrace LLC receiving other city approvals – Approved 5-0

Discussion of Remnant Fire Station Proposal

Ald. Wilson asked if staff had anything new to present regarding the proposal. Staff indicated there was nothing they had to share in open session.

Ald. Wilson asked if anybody from the audience cared to comment. There were no comments made by the audience.

Ald. Tilleson asked the CDA if there was anything they wanted to share in open session. Seeing none the CDA moved into closed session.

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. - Approved 5-0

Open Session

Motion by Ald. Tilleson, second by Ald. Wilson to resume the meeting in open session. – Approved 5-0

Action on Remnant Fire Station Proposal

Ald. Wilson provided a brief overview of a letter received by the CDA from Richard Conley regarding the CDA process and the proposed development.

Motion was made by Ald. Wilson, second by Ald. Tilleson to direct staff negotiate a Memorandum of Understanding with the preferred developer that includes: a four (4) story multi-parcel project, a minimum purchase price of \$150,000 for the remnant fire station parcel, financial support from the City of Wauwatosa for public parking, no TIF financing, neighborhood friendly design for the 4th story of the development, contingent upon the preferred developer receiving all other necessary approvals from the City of Wauwatosa. – Approved 5-0

Upcoming Meetings

Ald. Wilson announced the next regular meeting of the Authority would be held on May 9, 2013.

Adjourn

Motion by Mr. Bush, second by Ald. Wilson to adjourn the meeting at 1:00 p.m.

Matthew Schreiber
Business Services Specialist