



CITY OF WAUWATOSA

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MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY Friday, May 10, 2013 – 12:00 p.m. Committee Room #1

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

EXCUSED: Ms. Eick

PUBLIC PRESENT: Tony Aveni, 1522 Church Street; Ald. Dan Birschel, 1225 N. 122nd Street; Ald. Pete Donegan, 2202 N. 73rd Street; Russ Drover, 7530 W. State Street; Ald. John Dubinski, 7921 Milwaukee Avenue; Dale Dulburger, 8205 Red Arrow Court; Mayor Kathy Ehley; Ald. Jim Moldenhauer, 6925 W. Lloyd Street; Judy Persin, 2000 Forest Street; Sean Phelan, Phelan Development; Kathleen Pulz, 1460 Church Street; Kevin Pulz, 1460 Church Street; Betty Ragalie, 1621 Church Street; Glen Ragalie, 1621 Church Street; Joanne Shansky, 2030 Church Street; Ald. Greg Walz Chojnacki, 8007 Portland Avenue; Craig Wentzel, 2344 N. 103rd Street;

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

Ald. Wilson called the meeting to order at 12:02 p.m.

Minutes

Motion by Ald. Wilson, second by Ms. Rettko to approve the minutes for the CDA meeting held on April 8, 2013 - Approved 4-0

Discussion of Remnant Fire Station Proposal

Ms. Wakefield announced the CDA received a letter from Mr. Phelan regarding the status of the proposed development.

Mr. Phelan addressed the audience with an overview of the letter submitted on May 2nd, 2013 to the CDA. He stated the completed pro forma for the latest proposal, which included a low interest loan from Wauwatosa, was not feasible and the project would need TIF funding. He stated this proposal raised bigger issues regarding redevelopment throughout Wauwatosa, due to the fact that redevelopment projects often entail the assemblage of parcels, creative financing, extraordinary conditions, environmental remediation, and increased density. Mr. Phelan recommended the City should establish guidelines for redevelopment due to these complex issues. He the stated Phelan/WiRED was suspending their development proposal at this time to allow time for the City to develop guidelines for redevelopment.

Mr. Drover asked if the CDA would consider something smaller. Ald. Wilson noted that the Phelan project was the only single site redevelopment proposal. He added that the CDA only considered the proposals received during the RFP process.

Mr. Archambo stated the Village Plan is the guideline for the size of the redevelopment in the village.

Mr. Ragalie stated the neighborhood has been critical of the current process and public input should be required as a part of redevelopment process identified in the guidelines.

Ms. Enders circulated a letter from Ms. Nancy Welch dated May 10, 2013, in opposition to the suspended proposal. Ms. Enders clarified that staff did contact the Wisconsin State Historic Preservation Office on January 11, 2013, regarding the impact of the proposed proposal on the historic Church Street neighborhood. She also mentioned that, to date, City staff has yet to receive a response.

Ms. Shansky asked if the minutes from all CDA meetings have been posted on the City of Wauwatosa website. Ms. Enders indicated that the minutes have been posted.

Mr. Aveni asked for clarification on what suspending the project means. Mr. Phelan responded that the proposal will wait until the City develops guidelines for redevelopment projects.

Ms. Ragalie stressed that stakeholder involvement is critical and must be included in the redevelopment guidelines.

Ald. Donegan thanked the CDA for their hard work on the remnant fire station parcel project. He suggested that the CDA ask the Common Council to set the guidelines for redevelopment. Ald. Donegan stated that there are a lot of public policy issues raised by the project and the Council is the appropriate body to address such issues.

Ald. Wilson provided a brief overview of the process for the remnant fire station parcel project. He noted that it has been a challenging process and during the process the CDA discovered there was not a proposal acceptable to all stakeholders involved.

Ms. Rettko noted that the Comprehensive Plan (Village Plan) did not adequately address issues regarding redevelopment projects. She added that it is critical to develop guidelines where stakeholders are identified and involved in the early stages of a redevelopment project.

Ald. Tilleson stated he was disappointed in the outcome. He added that he preferred the proposal because it was sensitive to the surrounding neighborhood. He also stated he felt the Closed Session throughout the process were productive and necessary to protect the interests of the City.

Ald. Birschel recommended that the CDA invite the Common Council to an upcoming CDA meeting to brainstorm issues regarding the remnant fire station parcel and other redevelopment issues.

Mr. Dauberger expressed concern over the CDA being an unknown entity and that the CDA operated too fast. He added that it would be helpful to inform residents about the existence of the CDA and its powers.

Ald. Tilleson noted that the CDA was learning throughout the process. In also mentioned he has explored other CDAs and how they operate.

Ms. Wakefield asked the audience what is the preferred method to communicate with neighborhood residents. Mr. Pulz responded that having Alderman notify residents about projects that would impact a neighborhood within their district was preferred.

Ms. Rettko commented on outreach efforts during the creation of the Village Plan, specifically the remnant fire station parcel.

Mr. Pulz stated he was told the remnant fire station parcel was planned to be used as green space.

Mayor Ehley indicated that the remnant fire station parcel was never designated as green space. Mayor Ehley also noted that the ramp to the fire station was designed to allow for redevelopment on the remnant fire station parcel. She added that the Village Plan included outreach and public input sessions from neighborhood residents.

Mr. Bush stated he reviewed all public documents relating to the remnant fire station parcel and could not find anything to indicate it was ever planned to be used as green space.

Ald. Moldenhauer mentioned that he was in favor of developing guidelines for redevelopment projects. He added that he met with Mr. Phelan to discuss the issues regarding the proposal. He reiterated that guidelines are needed for redevelopment projects.

Mayor Ehley thanked everyone for attending the meeting, anybody who has attended previous meetings regarding the remnant fire state parcel, and the CDA for their hard work on the project. She added that the Closed Sessions were vital to moving the proposal forward and they were needed to review proprietary information.

Motion by Ald. Wilson, second by Ald. Tilleson to have the CDA attend the May 28, 2013 Community Development Committee meeting to discuss the proposed guidelines and develop a framework for CDA sponsored development with a change of date if the agenda does not allow enough time for discussion. Approved 5-0

Mr. Archambo suggested the guidelines consider: why is there a gap; implementing a TIF policy; and identifying resources available to the CDA.

Upcoming Meetings

Ms. Wakefield announced the next regular meeting of the Authority would be held on June 13, 2013.

Adjourn

Motion by Mr. Bush, second by Ald. Wilson to adjourn the meeting at 12:56 p.m. Approved 5-0

Matthew Schreiber
Business Services Specialist