



## CITY OF WAUWATOSA

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### MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, June 13, 2013 – 12:00 p.m. Committee Room #1

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

EXCUSED: Mr. Bush, Ms. Wakefield

PUBLIC PRESENT: Ald. Pete Donegan, 2202 N. 73<sup>rd</sup> Street; Russ Drover, 7530 W. State Street; Jon Olson, Wauwatosa Now; Kevin Pulz, 1460 Church Street; Betty Ragalie, 1621 Church Street

STAFF PRESENT: J. Archambo, City Administrator; A. Kesner, City Attorney; J. Ruggini, Finance Director; M. Schreiber, Business Services Specialist

Ald. Wilson called the meeting to order at 12:05 p.m.

#### Minutes

Motion by Ald. Wilson, second by Ms. Rettko to approve the minutes for the CDA meeting held on May 10 2013 - Approved 4-0

#### Discussion of Remnant Fire Station Proposal

Mr. Kesner and Mr. Archambo provided an overview of events that have taken place since the May CDA meeting. At the May meeting the CDA stated they will attend a Community Development Committee (CDC) meeting to discuss City development initiatives. To date, the CDC has not been able to accommodate the CDA's request to discuss these issues.

Mr. Drover asked the CDA about the URS Horton report and where he could find a copy. Mr. Kesner provided a brief overview of the report and said the report can be found on the City of Wauwatosa's website. Mr. Kesner indicated the report played a role in the formation of the CDA. Mr. Drover then asked about the structure of the CDA. Mr. Kesner replied that the CDA is a stand-alone entity that has the power to the purchase and sell property. He added that City staff has agreed to staff the CDA.

Mr. Olson inquired if the CDA has received any new proposals recently on the remnant fire station parcel. The CDA and City staff indicated that no proposals have been received since the deadline for request for proposals.

Mr. Drover inquired about the future guidelines for redevelopment projects. Mr. Kesner stated that is not on the agenda for discussion and that comments should be in regards to the Remnant Fire Station Parcel.

Ald. Wilson asked the members of the CDA if a meeting with the CDC was necessary. Ms. Eick stated the CDA should ask the CDC for guidance regarding TIF and other funding for projects. Ms. Rettko added she would like the CDC to provide clarity to the CDA regarding their role in redevelopment in Wauwatosa. Ald. Tilleson expressed feedback from the CDC is needed to develop policy regarding the use of TIF for development projects. He added he would like to see discussion regarding the use of single site TIF districts.

Ms. Ragalie indicated the City should identify a clear framework for development projects. She added the framework should include a comprehensive analysis of the proposals impact on a neighborhood.

Ald. Donegan stated the City of Wauwatosa's structural deficit plays a large role in his attitude towards the use of TIF. He stated the City is revenue starved and he finds it difficult to support a project that would not create any additional

revenue in the short term. He added it was difficult to support a TIF for this project because the preferred developer was chosen early in the process and all alternatives weren't fully explored.

Ms. Eick thanked Ald. Donegan for his comments because they provided some clarity for the CDA. She added it came down to how badly the City wants this area to be redeveloped. Mr. Kesner cautioned the CDA regarding the endorsement of private land for redevelopment. He stated there is precedent of implied eminent domain on private land owners.

Ald. Donegan asked about the Village Plan, the Comprehensive Plan, and how those plans affect the remnant fire station parcel. Mr. Kesner stated the Village Plan was adopted after the Comprehensive Plan and when the Village plan was adopted, it superseded the Comprehensive Plan for the area that is identified in the Village Plan. Ald. Donegan stated he didn't feel the Village Plan was specific enough in regards to the redevelopment of the remnant fire station parcel site.

Ald. Wilson asked if a motion was needed to be on an upcoming CDC agenda. Mr. Kesner stated that an official motion was not necessary.

Mr. Archambo suggested that the Budget and Finance Committee could recess to join the CDC discussion regarding redevelopment policies.

Ald. Wilson said he would like to have the CDC discuss what type of TIF projects should be considered. He added that he would like discussion of TIF policies to include non-financial aspects.

Ms. Ragalie asked about the process to amend the Village and/or Comprehensive Plan. Mr. Kesner replied that it is a lengthy process that would require approval by the Common Council. Mr. Kesner added that amending the Village Plan could be discussed further at the CDC meeting.

Mr. Archambo added he will give a presentation to the Committee of the Whole regarding current development projects in Wauwatosa. He added that he will also provide an in depth presentation on the use of TIF at the Committee of the Whole meeting on June 18<sup>th</sup>.

Motion by Ald. Wilson, second by Ms. Eick to notify the CDC and Common Council President that the CDA will attend the June 25<sup>th</sup> CDC meeting to discuss City policies regarding redevelopment and use of TIF. - Approved 4-0

#### Upcoming Meetings

The next CDA meeting is scheduled for July 11, 2013. Ald. Wilson asked if the CDA should change the schedule for CDA meetings. Ms. Eick and Ald. Tilleson supported the idea of rescheduling the CDA meeting time. Ald. Wilson asked staff to poll the members to find the best time for the CDA to meet.

#### Adjourn

Motion by Ald. Tilleson, second by Ald. Wilson to adjourn the meeting at 12:51 p.m. - Approved 4-0

Matthew Schreiber  
Business Services Specialist