



CITY OF WAUWATOSA

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MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, July 11, 2013 – 12:00 p.m. Committee Room #2

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

EXCUSED: Ald. Wilson

PUBLIC PRESENT: Mayor Kathy Ehley; Ald. Pete Donegan, 2202 N. 73rd Street; Ald. John Dubinski, 7921 Milwaukee Avenue; Russ Drover, 7530 W. State Street; Jon Olson, Wauwatosa Now; Jim Plaisted, Village BID; Jim Price, Wauwatosa Now

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

Ms. Wakefield called the meeting to order at 12:02 p.m.

Minutes

Motion by Ms. Eick, second by Ms. Rettko to approve the minutes for the CDA meeting held on June 11, 2013 - Approved 5-0

Discussion of Remnant Fire Station Proposal

Ms. Wakefield announced the CDA met with the Committee on Community Development (CDC) on Tuesday July 9th. She asked for feedback from CDA members who attended the meeting. Ald. Tilleson stated the meeting was productive and thought the overall message was to proceed with a 3-story proposal with TIF financing. Ms. Eick agreed the meeting provided direction on how to proceed.

Mr. Bush asked if the CDC wanted the RFP reissued or resume talks with the preferred developer. Ald. Tilleson stated that most CDC members wanted the CDA to proceed with the preferred developer. Ms. Enders indicated she contacted the preferred developer and they remain interested in the project, however they need to contact the adjacent property owner to see if she remains interested.

Ms. Rettko stated the development of a TIF policy was another issue raised at the meeting. Ald. Tilleson added it is the CDA's decision to determine whether or not they want to wait for a TIF policy before they move forward with this proposal. Mr. Archambo stated City staff will develop a draft TIF policy by the end of August. Ms. Wakefield inquired if the City had previously chosen not to have a TIF policy. Atty. Kesner stated the City previously opted not to have a TIF policy to allow flexibility for developers.

Ms. Wakefield asked for comments from those attending the meeting.

Ald. Donegan thanked the CDA for their work on this proposal and felt the CDC did not provide direction on how to proceed. He added the proposal received more tolerance than Committee of the Whole meeting. He assured the CDA that approval of a TIF request will be very difficult and suggested the Council should handle this issue because it raises important public policy issues. He stated no matter what the CDA recommends, their recommendation will be repeated by the Council and encouraged the CDA to wait until the Council adopts a TIF policy.

Ald. Donegan believed the CDA should not handle the remnant fire station proposal and recited a portion of the Wisconsin State Statute for Community Development Authorities. Atty. Kesner responded the CDA is specifically designed to address redevelopment projects like this proposal and added the primary difference between the Wauwatosa CDA and others is ours has limited funds.

Mr. Drover asked if the CDA can negotiate terms with private property owners. Atty. Kesner responded the CDA has the authority to act independently from the City and has the authority to buy or sell property. He noted the Council authorized the CDA to sell the remnant fire station parcel.

Ms. Eick thanked Ald. Donegan for his comments, but was concerned with his statement that the Council will be critical of the project as she felt the CDC wanted the CDA to proceed. Ms. Eick also asked what public policy issues will be raised by the project. Ald. Donegan responded that policy issues raised by the proposal relate to TIF, density, the Village Plan, and transportation and reiterated the Council will reconsider any proposal the CDA moves forward. Ms. Eick stated the CDA has laid the groundwork for this project that included meeting with neighbors and being sensitive to their concerns. She noted the Church Street residents were positive at the CDC meeting. Ms. Eick added that if you own a residence that abuts a commercial district - redevelopment of a commercial building is a possible outcome.

Ald. Tilleson agreed with Ms. Eick and again stated he felt very few Alders at the CDC meeting wanted the CDA to re-issue an RFP. He added there was broad support on the Council to pursue this proposal.

Ms. Rettko added the CDC considered the remnant fire station parcel an important parcel in a vibrant area of Wauwatosa and a gateway to the Village. She added every proposal included a request for TIF or other City subsidy. Ms. Rettko stated the message from the CDC was that the CDA should proceed.

Mr. Drover commented the CDA should re-issue the RFP and the City should not fill the void that was created by the Cody and Company property. He added he was opposed to the project's density because it will change the character of the Village.

Mr. Plaisted stated the CDA issued an RFP that was developed from the Village Plan and the proposals met the requirements of both. He noted the preferred proposal included the reconfiguration of Underwood Avenue identified in the Village Plan and added that Phelan/WiRED has a great track record. He noted they have a rapport with Linda Craite. , the \$8 million project would add a significant amount of tax base, and a TIF district could close in 10 years.

Ms. Enders noted the individuals at the CDC meeting that wanted to see another RFP issued were Mr. Drover, Ald. Moldenhauer, Ald. Donegan, and Mr. Conley from Metropolitan Development. She noted the CDC wanted all proposals to incorporate the Village Plan and all developers should work with the Church Street residents.

Ald. Tilleson agreed with Mr. Plaisted that it was a great opportunity for the Village and the project is consistent with the Village Plan. He stated if the CDA walks away from the project, Linda Craite will redevelop her property and we lose the opportunity to create something bigger, better, and more rewarding for the Village.

Motion by Ald. Tilleson, second by Ms. Retko to change the designation of Phelan/Wired from preferred developer to chosen developer; recommend the sale of the remnant fire station parcel to Phelan/Wired for \$150,000; building height is not to exceed the maximum height allowed under the current zoning code; developer is to take into consideration the site's potential as a gateway to the Village; and the developer is to submit a TIF application not to exceed \$1.8 million - Approved 5-0

Ayes: Bush, Eick, Rettko, Wakefield, Tilleson

Ms. Wakefield asked for a discussion regarding CDA policies and how they comply with City plans. Ms. Enders stated the item is not on the agenda, but could be placed and discussed at an upcoming meeting.

Ald. Donegan asked for clarification regarding the height allowed in the zoning code. Ms. Szudy responded the code allows for a building height up to 40 feet. Ald. Tilleson stated the rationale for this condition is the developer will have to work within the development framework allowed in the Village.

CDA Meeting Schedule

Ms. Enders indicated staff surveyed CDA members to find a new meeting time and day, however nothing proposed worked for all members. City staff will send another survey with additional days and times.

Upcoming Meetings

The CDA will meet on September 12th at noon.

Ms. Enders stated the upcoming CDC meeting on July 30th will have a discussion regarding EDAC recommendations that could impact the CDA, including moving funds from the WRLFC and WEDC to the CDA, as well as transferring a portion of surplus TIF funds when a district is closed.

Ald. Tilleson requested the CDA invite other local CDA members to an upcoming meeting to learn from their experiences. Ms. Enders indicated that she will work to schedule a discussion at the September meeting.

Adjourn

Motion by Mr. Bush, second by Ms. Rettko to adjourn the meeting at 1:00 p.m. - Approved 5-0

Matthew Schreiber
Business Services Specialist