



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
www.wauwatosa.net

MEETING MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, October 22, 2013 – 5:30 p.m. Committee Room #1

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

EXCUSED: Ms. Eick, Ms. Rettko

ALSO PRESENT: Mayor K. Ehley; Ald. J. Moldenhauer; Ald. G. Walz-Choinacki; J. Archambo, City Administrator; A. Kesner, City Attorney; J. Ruggini, Finance Director; P. Enders, Development Director; T. Szudy, Principal Planner

Ms. Wakefield called the meeting to order at 5:30 p.m.

Discussion and Possible Action Regarding a Change to the By-Laws Relating to officers

Attorney Kesner submitted draft by-laws modified based on Authority action at its last meeting.

Motion by Ald. Tilleson, second by Ald. Wilson to remove "Secretary" from Section 8 and adopt the remainder of the changes as presented, with an implementation provision consisting of a special election at the November meeting and terms of Chair and Vice Chair held through May of 2015 – Approved 4-0.

Discussion Regarding a Possible Overlay to Existing TID#3

Mr. Archambo presented a summary of the Israel site On 62nd Street and Wangard Partners' multi-family proposal for the site valued at approximately \$20M.

Mr. Archambo stated there will be budget gaps from 2014 on and there are only three ways to eliminate the gap: increase the City's tax base, reduce expenses, or increase taxes. Increasing the City's tax base through development is key.

TID#3 statistics include a value of \$80M with \$2M in taxes generated annually. There are current commitments including remediation, reef access improvements, State Street infrastructure needs, and Enclave municipal revenue obligations.

An overlay to TID#3 was discussed. If a new district is created over a portion of the existing TID and the remaining portion is closed, \$50M in incremental value will be added to the General Fund.

The value of the overlay is currently \$8.7M, less than \$300,000 per acre. An opportunity exists to redevelop the area and increase the value to \$2M per acre.

Members discussed the value of an overlay. A public hearing by the CDA would be the first step in creating an overlay.

Adjourn

Motion by Ald. Tilleson, second by Mr. Bush to adjourn the meeting at 6:34 p.m. - Approved 4-0

Paulette Enders
Development Director