



CITY OF WAUWATOSA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday February 13, 2014 – 3:00 P.M. Committee Room #1

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

ALSO PRESENT: Ald. Dubinski; Jon Olson, Wauwatosa NOW

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

Ms. Rettko called the meeting to order at 3:05 p.m.

Minutes

Motion by Ald. Tilleson, second by Ms. Eick to approve the minutes of the CDA meeting held on November 14, 2013. Second by Ms. Eick. Approved 5-0.

Discussion Regarding status of TID #3, creation of TID #8 and future district(s)

Mr. Archambo described the history of TID #3, its performance to date, and explained the borders of proposed TID #8.

Ald. Wilson asked if State Street could be included within the boundary for TID #8. Atty. Kesner stated it could be included, but not for the sole purpose of acting as a connector to include non-contiguous parcels.

Ms. Eick asked when TID #3 was created. Mr. Archambo stated the district was created in 2000.

Mr. Archambo summarized a list of proposed projects in TID #3 and a draft timeline for the creation of TID #8. He also detailed the methodology for determining TID value and mentioned staff had taken a very conservative approach.

Mr. Olson asked if there were other alternatives to TIF funding.

Mr. Ruggini stated there were few monetary tools available for cities other than TIF. Smaller programs such as Community Development Block Grant and revolving loan funds work well in areas like East Tosa, but TIF is necessary when larger projects require assistance.

Discussion and Possible Action Regarding Incentive Programs.

Ms. Enders distributed draft applications for the sign, façade, and code compliance programs and asked that the Authority review them for discussion and approval at the next meeting.

Set Tax Incremental Finance District Public Hearing Date (State Street – 60th to 68th)

Motion by Ald. Tilleson, second by Ms. Wakefield to set the public hearing date for March 13, 2014 at 12:00 p.m. Approved 5-0.

Adjourn

Motion by Ald. Wilson, second by Ms. Eick to adjourn. The meeting adjourned at 3:58 p.m. Approved 5-0.

Mike Citro
Business Services Specialist