



CITY OF WAUWATOSA
BUDGET AND FINANCE COMMITTEE
MINUTES • OCTOBER 21, 2014

Special Meeting

Committee Room #2

7:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

BUDGET AND FINANCE COMMITTEE ITEMS

PRESENT: Alds. Tilleson, Walz-Chojnacki, Wilke, Dubinski, Kofroth, McBride, Moldenhauer, Roznowski - 8

ALSO Mr. Archambo, City Administrator; Mr. Kesner, City Attorney; Mr. Ruggini, Finance
 PRESENT: Director; Ms. Enders, Economic Development Dir.

Ald. Roznowski in the Chair

1. Consideration of a term sheet for The Ardor (remnant fire station parcel)

***Committee may convene into closed session per Wisconsin Statutes 19.85 (1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session**

Mr. Kesner summarized this issue to date, noting that staff has discussed with Committee in closed session the parameters of negotiating potential tax increment assistance with the Ardor developer. Staff again needs to solicit input from the Committee and it is requested that the meeting convene into closed session to discuss specifics about the nature of the expenditure of the funds.

If a recommendation is made, the Council could vote this evening to proceed with final discussions with the developer and move the issue forward.

Ms. Enders added that no official plan has been submitted as yet for this proposal. But in discussions with the developer, Sean Phelan, he has stated he wants to make sure a plan fits in with the Zoning Code, Comprehensive Plan, and Village Plan. His intent is to meet these guides' requirements, in which case approval will come solely from the Design Review Board. If a restaurant is included in a plan, however, Conditional Use approval will be required for that use.

Mr. Archambo clarified that if the project, for example, were to need a change in zoning, it would then proceed through the application process that begins with the Plan Commission.

Mr. Ruggini explained that instead of an end-of-the-process tax incremental financing (TIF) arrangement, this might come at the start of the process. There will be many ensuing steps to follow.

It was moved by Ald. McBride, seconded by Ald. Moldenhauer to convene into closed session per Wisconsin Statutes 19.85 (1)(e), or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session. -8

Closed session began at 7:05 p.m. The meeting adjourned in closed session at 7:50 p.m.

Carla A. Ledesma, CMC, City Clerk