



CITY OF WAUWATOSA
BUDGET AND FINANCE COMMITTEE
MINUTES • SEPTEMBER 9, 2014

Regular Meeting

Committee Room #2

7:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

BUDGET AND FINANCE COMMITTEE ITEMS

Attendee Name	Title	Status	Arrived
James Moldenhauer	Alderman	Present	
Jeffrey Roznowski	Alderman	Present	
John Dubinski	Alderman	Present	
Gregory Walz-Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Joel Tilleson	Alderman	Present	7:32 PM
Jason Wilke	Alderman	Present	
Jason Kofroth	Alderman	Present	
James Archambo	City Administrator	Present	
Alan Kesner	City Attorney	Present	
Paulette Enders	Development Director	Present	
John Ruggini	Finance Director	Present	

Reserve for Contingencies

1. Vouchers

Moved by Ald. McBride, seconded by Ald. Dubinski
that each and every voucher be allowed and paid - 7

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	John Dubinski, Alderman
AYES:	Moldenhauer, Roznowski, Dubinski, Walz-Chojnacki, McBride, Wilke, Kofroth
EXCUSED:	Tilleson

2. *Consideration of a term sheet related to the Fire Station #1 remnant parcel

Ms. Enders stated that when the new Fire Station was built in the village, some land was acquired and some houses were demolished. There is a remnant parcel just south of the Fire Station. In 2011 the Community Development Authority was created and began meeting in 2012. Ms. Enders spoke before the Community Development Committee about the possibility of transferring the parcel to the Community Development Authority to provide seed funding for them. On May 3rd, the Community Development Committee met and talked about turning it over to the Community Development Authority. The CDA would solicit a request for proposals, they would review and grant the proposals, select a developer for the site, and negotiate with the developer to assure a quality project. On May 15th the Common Council transferred the parcel over to the CDA to undertake this project. In July, 2012, a request for proposal was released that had an existing site plan and a Village Master Plan. In August, three proposals came back which then went to the CDA for discussion. Eventually the CDA voted for a selected developer. The developer met with alderpersons and neighbors for input prior to returning to the CDA in July, 2013 with a plan that was comprised of three stories with 28 living units, a public parking component for 46 lower level parking spaces, 36 structured parking spaces and

approximately 6,600 square feet of retail space.

Present in favor: Jim Plaisted, 7436 Kenwood Avenue, Wauwatosa, WI

Mr. Plaisted, stated that the BID Board has communicated in a letter in February, 2013 that this project meets four key criteria of the Village Plan for this site. This project has not been kept secret. It has been known since 2011 that this is a development site; a mixed use site; and it encourages consolidation of both the fire house remnant and adjacent private parcels. The developers addressed this in their responses. The selected developer is attempting to take the requested Village Plan goals and incorporate it with this parcel. Some of the \$1.1 million is for development of the parking spaces which will cost approximately \$500,000.

Present in opposition: Peter Donegan, 2202 N. 73rd Street, Wauwatosa, WI
Betty Ragalie, 1621 Church Street, Wauwatosa, WI
Kevin Pulz, 1460 Church Street, Wauwatosa, WI
Tony Aveni, 1522 Church Street, Wauwatosa, WI
Brian Leonard, 1514 Church Street, Wauwatosa, WI
Anne Dunlop, 1504 Church Street, Wauwatosa, WI
Nathan Fronk, 1448 Church Street, Wauwatosa, WI

Mr. Donegan attended all the meetings regarding this subject and strongly objects to the TIF request. He felt that the reason there is need for a TIF is because the developer has offered \$1.1 million dollars for the property. He is requesting the Committee to look into this prior to approving the TIF.

Ms. Ragalie stated that the City needs to have a TIF policy since there are three TIF items on the agenda. This item should be viewed globally so impact on traffic is addressed. She felt the RFP did not have specifics such as sensitivity to being next to a historic district and a residential area. If this item passes would like to see terms for consideration attached to it such as buffers and a traffic study. The density of this plan was not consistent with the Village Plan.

Mr. Pulz commented that the residents of historic Church Street were promised further discussion to develop this area. He understands that at one point the developer withdrew his proposal because there was no way the development was going to happen at the requested level; then the plan was approved. He disagrees with the process and is not clear on the project and does not agree with moving this forward without further discussion. Mr. Pulz would like to see the project stopped in order have further discussion.

Mr Aveni agreed with Mr. Pulz that this proposal was withdrawn by the developer.

Mr. Leonard does not want to have a 20 tenant complex and 60 parking space building so close to where his children play.

Ms. Dunlop commented that there is a lack of regard for the homes that abut up to this property.

Mr. Fronk felt that there was a lack of information provided to the residents.

Moved by Ald. McBride, seconded by Ald. Tilleson to convene into closed session at 8:20 p.m. per Wisconsin Statutes 19.85 (1)(3), 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 - Ayes: 8

The committee reconvened into open session at 10:00 p.m.

RESULT: INFORMATION ONLY

3. *Consideration of a term sheet related to the 2100 Mayfair project

Ms. Enders stated that the Plan Commission met and voted to approve the Planned Unit Development proposal that was submitted by the developer. The proposal will be going to the Community Development Committee. In response to the neighbors response at the public hearing, the developers proposed to decreased the amount of units from 134 to 99; there are two stories of parking, one is below level and the other is above ground with four stories of housing. The building is moving a little to the south which provides more sunlight and the alley will be larger toward the north. This move also gives more flexibility for ingress and egress. With the decrease in the number of units, the developer is requesting a TIF.

Moved by Ald. McBride, seconded by Ald. Tilleson to convene into closed session at 10:10 p.m. per Wisconsin Statutes 19.85 (1)(3), 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 - Ayes: 8

The committee reconvened into open session at 11:10 p.m.

RESULT: INFORMATION ONLY

4. *Consideration of a term sheet related to the Mayfair Collection, Phase 2

Ms. Enders stated that the application submitted deals with the Mayfair Collection, Phase 2 in general which will include a areas such as retail, apartments, and a hotel parking structure.

Moved by Ald. McBride, seconded by Ald. Tilleson to convene into closed session at 11:14 p.m. per Wisconsin Statutes 19.85 (1)(3), 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 - Ayes: 8

The committee reconvened into open session at 11:35 p.m.

RESULT: INFORMATION ONLY

5. *Consideration of a proposal for the acquisition of the closed city landfill ("Mt. Tosa")

Mr. Kesner stated that there is a party interested in exploring the acquisition of the landfill.

Moved by Ald. McBride, seconded by Ald. Moldenhauer to convene into closed session at 7:10 p.m. 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 - Ayes: 7

The committee reconvened into open session at 7:40 p.m.

Meeting was adjourned at 11:35 p.m.

RESULT:	INFORMATION ONLY
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Future Budget and Finance Committee items

- 2014 debt issuance
- Utility rates discussion
- Composting RFP
- Communications and Marketing Committee

Carla A. Ledesma, CMC, City Clerk