



CITY OF WAUWATOSA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, August 13, 2015 – 12:00 P.M. Committee Room #1

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

EXCUSED: Mr. Wick, Mr. Schulz

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

OTHERS PRESENT: Ald. Causier – District 2
Ald. Berdan – District 7
Ald. Dubinski – District 2
Jolena Presti, Vandewalle & Associates
Mike Harrigan – Ehlers
Tony Derosa – HSI Properties
Mark Nielsen – Hue Vietnamese Restaurant
Carina Tran – Hue Vietnamese Restaurant
Kathy Sheeley – 1118 Pilgrim Parkway
Liz Nickelsen – 11631 Woodland Avenue
Jackie Prill – 1749 N 116th Street
Susan & Richard Achter – 1745 N 116th Street
Kathy Stuppan – 2017 N 113th Street
Jackie Kruger – 1932 N 117th Street
Gina Wright – Wisconsin Steel & Tube
Lori Janny – Wisconsin Steel & Tube
Joseph & Karen VanCaster – 11424 W. Gilbert Avenue
Rachel Minske – 1741 Dolphin Drive
Mark Carollo – Simma's Bakery
Paul Quick – Capstone
Peter Ginn – Wangard
Jenny Wisniewski – 11718 W. Walnut
Ken Houston – 11510 W. Gilbert Avenue
Kelly Logan – 11530 W. Gilbert Avenue
J. & S. Thurmer – 1441 N Mayfair
Barbara Schoenerr – 1324 N 74th Street
Russ Drover – 7530 W. State Street
Diane Walters – 12012 W. Walnut Road
Amy Johnson – 2034 N 115th Street
Tony DeRosa – HSI Properties
John Stearns – 1815 N 116th Street
Timothy & Tracy Murray – 11607 W. Woodlawn Avenue

1. Meeting called to order at: 12:03 p.m.

Ms. Eick stated that the group would discuss agenda item #5 first.

5. Public Hearing regarding the amended project plan, boundaries, and creation of Tax Incremental District No.11. (See Public Hearing Notice published on July 30, 2015 & August 6, 2015.)

Mike Harrigan summarized the TIF boundaries, description, and fiscal analysis. Barbara Schoenerr asked about the taxable amount. Mike Harrigan explained that the taxable value isn't simply the cost of construction, it's an income approach to valuation. He added that it is not unusual with demo/parking costs for the project to exceed the taxable value.

Barbara Schoenerr asked about the procedural public notification process. P. Enders stated that all property owners inside the boundaries were notified by herself before the public notifications went out. There is no requirement in the law to notify property owners that abut, but are outside of, the boundary.

Russ Drover inquire if the TIF was used as gap financing. Mike Harrigan stated that because the developer that pays the cost up front that the added gap financing is actually provided by owner equity.

Tony Derosa summarized the State Street Station Project.

Ms. Eick asked if there were any further questions or comments. There were none so the public Hearing on item #5 was closed.

6. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No.11, City of Wauwatosa, Wisconsin

Ald. Tilleson stated that this was an ambitious area of redevelopment and that he supports the effort put into this. MOTION by Ald. Tilleson for a resolution adopting proposed boundaries and project plan as presented in exhibit B. SECOND by Ms. Rettko. MOTION CARRIES 5-0

2. Approval of minutes from July 9th and July 30th, 2015

MOTION by Ms. Wakefield to approve. SECOND by Ald. Byrne. MOTON CARRIES 5-0

7. Request by Mark Carollo for Forgivable Code Compliance Loan funding for property at 811 N. 68th Street, Wauwatosa, WI.

M. Citro summarized the application and project.

Mark Carollo explained that the expansion of the bakery to the adjacent unit of the building created a number of items that would need to be brought up to code and that he was currently working with an architect and designer.

Ald. Byrne stated that, as the district gets redeveloped it is nice to see one of the original anchor business of the district also improving the property and taking advantage of city program assistance.

MOTION by Ald. Tilleson, SECOND by Ms. Rettko to approve funding contingent on staff recommendations. MOTION CARRIED 5-0

8. Hue, 6519 North Avenue, CDBG Economic Development Forgivable Loan amendment.

P. Enders summarized the need for an amendment. M. Citro summarized Hue's current hiring levels (9 full time equivalent positions, 71% low-to-moderate income employees).

Mark Nielsen summarized their business expansion. They opened later than expected so haven't complete the growth phase of the business. They are still in the process of hiring more and are having a tough time finding qualified people. Carina Tran added that they estimated their initial job creation based on 100% capacity and were only at 50% of capacity yet.

Ms. Wakefield asked if 16 full time equivalent positions was realistic further down the road. Carina Tran stated that if they hit full capacity and fill the additional retail space then yes it would.

Ald. Byrne wanted to mention that this was an unusual case and that the only reason the CDA was considering a contract amendment was because of the unusually high jobs created per dollar borrowed ratio. She wanted to clarify that this was not a precedent being set for other CDA CDBG contracts.

MOTION by Ald. Tilleson to amend contract to nine (9) full time equivalent positions, SECOND by Ms. Eick. MOTION CARRIED 5-0.

3. Redevelopment District No. 1 Project Plan Public Hearing.

Jolena Presti summarized the District #1 Plan, blight findings, and described the means to apply objections in the district.

Jolena went on to summarize the schedule of the process, the notification process, and the purpose of a redevelopment plan. She clarified that it does not modify the city's Master Plan, just provides additional details for a specific area.

PUBLIC COMMENTS:

Tim Murray (11607 Woodlawn): Worried overbuilding could create a Northridge situation where too much development happened and the community couldn't support it all. He stated he was against multi-family. He was also concerned that the city was growing too fast and stressing the police, public works, and school systems.

Tracy Murray (11607 Woodlawn): Worried about opening up Walnut Street to traffic. Wondered if the city really needed more multi-family housing.

Amy Johnson (2034 N. 115th Street): Concerned with multi-family units and increased traffic in the neighborhood. Many local children play outside in the area and it has no sidewalks. Also concerned many people did not know of the public hearing. Jolena Presti wanted to remind everyone that the plan is a vision, and that there is no specific or pending development. This is just a set of guidelines for the area.

Diane Walters (12012 Walnut Street): Supported the concept of the district. Said it may seem scary but individual development would still need to go through all the normal processes of approval which would give residents ample time to provide input that is relevant to specific developments.

Jackie Krueger (1932 N 117th Street): Against multi-family. Also wondering who takes care of pollution on the berms in the area (Mt. Tosa). P. Enders stated that the berms are there specifically to cap the pollution on the land below them.

Joe VanCaster (11424 W> Gilbert Avenue): Concerned about multi-family housing. Condos at the end of Gilbert wound up being rental properties, subletting to people working at Froedert. They create a lot of garbage and as renters have no ties to the community. He feels property value will go down with multi-family housing and will leave the area if it is put in.

WI Steel & Tube: Wanted to state that their property is not blighted and that they create good jobs with good pay and would like to expand in the area.

Ken Houston (11510 Gilbert): Construction in 1998 filled in area basements with water. Concerned it will happen again. Also concerned with increased traffic including city vehicles. Against multi-family.

Jenny Wisniewski (11718 Walnut): Concerned with additional traffic in opening up Walnut Street. Has anyone talked to railroad about even being allowed to open Walnut up. (P. Enders reminded everyone that none of the suggestions in the plan are currently pending and that this is just a vision for the area, so the railroad has not been approached yet, given that there is no detailed project to approach them with).

Kathy Hasch (did not sign in): Concerned with increase in traffic given the lack of sidewalks in the area.

Kelly Logan (11530 W. Gilbert): Concerned with traffic density and volume.

Liz Nickelsen (11631 Woodlawn): Concerned with rats being displaced into neighborhood if berms and greenspace are converted. Not supportive of multifamily. Concerned with noise and high traffic increase. Is this area wetlands? (Jolena Presti verified that there were wetlands in the area and they would be a potential hurdle for any specific development that would impact them in the future).

Richard Achter (1745 N. 116th Street): Instead of developing turn the area into a golf course or walking area for dogs.

Ald. Cheryl Berdan: Lives in the neighborhood. Can remember multiple attempts at development where developers said single family housing would not work given the elevations and cleanup required on that land. The area is not fiscally desirable without help from a City TIF. Recommends no turn-in to neighborhood to alleviate traffic concerns. Concerned that the vision the plan has of light/clean industrial cannot happen unless Walnut is opened and railroad agrees. Have they been asked? She asks the CDA that if they want to approve the plan that they do so but remove the specificity of the language requiring multi-family housing. Too many multi-family units and neighboring properties do not hold their value well with too much rental property nearby. She also wanted to note that all projects still need to go to community affairs committee and still need to be approved and will allow for more time to object to any specific plans in the future.

PUBLIC HEARING CLOSED

4. Resolution approving Redevelopment District No. 1

Ald. Tilleson asked what the next step was if approved. P. Enders stated it would go to Community Affairs if adopted.

Ald. Byrne wanted to that everyone for their participation and that this illustrated the need to continue to notify constituents in the future, including those adjacent to the boundaries of the project. She noted there was a housing study commissioned that would be coming out in the future that would address some of the question as to whether or not the City needs more multi-family housing and identify other housing shortages/surpluses.

It was noted that 25% of Wauwatosa's students are from open enrollment so the City has plenty of space to add local schoolchildren to the system.

MOTION by Ald. Byrne to approve the plan with modifications to plan so that it states a desire for 'residential units' not 'multifamily units' specifically. SECOND by Ald. Tilleson. APPROVED 4-0.

ITEMS #9 and #10 deferred until next meeting.

MOTION by Ald. Byrne, SECOND by Ms. Wakefield to adjourn. MOTION CARRIED 4-0

Meeting Adjourned 1:55 pm.

Mike Citro
Business Services Specialist

*The body may convene into closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., for the purpose of 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.