



CITY OF WAUWATOSA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, December 17, 2015 – 12:00 PM Committee Room #1

PRESENT: Ms. Eick, Ms. Rettko, Mr. Schulz, Ald. Byrne, Mr. Wick, Ald. Tilleson

EXCUSED: Ms. Wakefield

STAFF PRESENT: P. Enders, Development Director; A. Kesner, City Attorney; J. Archambo, City Administrator; T. Szudy, Principal Planner; J. Ruggini, Finance Director
Ferguson, Assistant Planner; K. Schreiber, Development Coordinator

OTHERS PRESENT: Mayor Ehley, Ald. Moldenhauer, Ald. Wilke, Ald. Stippich, Ald. McBride

1. Meeting called to order at: 12:05 PM

2. Approval of past meeting minutes.

MOTION by Mr. Schulz, SECOND by Mr. Wick to approve minutes from the 9/10/15 meeting. MOTION PASSED 6-0

3. Discussion regarding RFP for “Remnant Fire Station Parcel” on Underwood Avenue

Ms. Eick summarized the RFP, noting in particular the proposal is to purchase and redevelop the single CDA owned parcel and specifically mentions engaging the neighbors at the beginning of the project process. Members of the CDA and Aldermen present expressed approval for the revised RFP and the need to have an open public process when choosing a redevelopment project. Ms. Enders noted the RFP could be issued in January with a one month timeframe to receive responses.

MOTION by Ald. Tilleson to approve issuing the RFP. SECOND by Mr. Wick. MOTION PASSED 6-0.

4. Discussion and possible action regarding Memorandum of Understanding with Milwaukee County regarding foreclosed properties.*

Ms. Enders provided background information of each of the 3 properties listed in the MOU with Milwaukee County. Following on-site investigations with City building officials, staff recommends the following action for each:

- 4430 N 108th Street – structure should be raised due to foundation problems and fire damage; previous property owner has filed a lawsuit against the County that should be resolved before the City takes ownership of the property.
- 10424 W Woodward Avenue – structure should be raised due to water damage, mold, foundation issues and the history of the property.
- 6330 W North Avenue – property should be redeveloped; minor issues to the structure could be fixed; a couple of tenants are still occupying the building without leases with the County.

Neighbors and Aldermen near the residential properties (the Woodward Avenue property in particular) expressed frustration with long-term dilapidation of the properties and the adverse effects on the neighborhood; demolishing the structures needs to occur as soon as possible.

MOTION by Ald. Tilleson to 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. SECOND by Mr. Schulz. MOTION CARRIED 6-0.

**** CLOSED SESSION DISCUSSION****

MOTION by Ald. Tilleson, SECOND by Ms. Eick to move back into open session. MOTION PASSED 6-0.

MOTION by Ald. Tilleson to authorize staff to enter into an Intergovernmental Cooperation Agreement with Milwaukee County regarding three foreclosed properties, 6330 W North Avenue, 10424 W Woodward Avenue, and 4330 N 108th Street, based on the following conditions:

- staff will negotiate a single agreement that identifies specific, separate terms for each of the three foreclosed properties referenced
- proceed with demolition of the residential properties as soon as allowable
- if applicable, proceed with hiring a property manager/consultant to oversee the commercial property (6330 W North) until a determination on how to proceed with redevelopment is reached

5. Discussion regarding acquisition of properties for redevelopment or roadway purposes.*

Ald. Tilleson explained that the City has \$2.3 million from the closing of TID #2 that can be redirected. After receiving two funding requests, the Financial Affairs Committee and Council tabled the items until there also was a recommendation about redevelopment opportunities from the CDA. The CDA should prioritize properties for redevelopment and finalize a recommendation to present to a Committee of the Whole meeting in March, 2016.

Mr. Archambo offered staff to put together a property list that includes a best estimate for acquisition, the redevelopment value potential, and the identification of different funding mechanisms available.

MOTION by Ald. Tilleson to set a special meeting on January 4th, 2016 at 4 PM in order to start identifying priority redevelopment properties. SECOND by Ald. Byrne. MOTION PASSED 6-0.

Adjourn.

MOTION by Ald. Tilleson, SECOND by Ms. Rettko to adjourn. MOTION PASSED 6-0

Meeting Adjourned 1:35 pm.

Jen Ferguson
Assistant Planner