



CITY OF WAUWATOSA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, February 25, 2016 – 6:00 PM Wauwatosa Fire Station

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

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

OTHERS PRESENT: See attached

1. Meeting called to order at: 6:10 PM

2. Approval of minutes – January 14, 2016 and January 25, 2016

Mr. Wick noted a change to the January 14th minutes, item 3, third paragraph to read 'Mr. Wick asked if there are milestones that are checked at certain points.' Motion by Mr. Schulz, Second by Mr. Wick to approve January 14th minutes as amended and January 25th minutes. Motion approved 5-0.

3. Discussion regarding proposals received for "Remnant Fire Station Parcel" development located on Underwood Avenue*

Ms. Enders gave an overview of the process the meeting will follow and when subsequent meetings will be held. She will look into what information marked proprietary in the current proposals may need to be released. (Ald. Tilleson arrived.)

Ms. Eick noted the CDA has received some comments from neighbors and inquired if anyone in the audience had questions/comments at this time. Ms. Craite raised concerns about two of the proposals appearing built so close to her building and how this would impact her property value; building placement/form should be clarified. She also questioned why public parking was not addressed some of the proposals per the Village Plan. Mr. Plaisted stated the next Village Bid Board meeting is scheduled for March 10th and would be able to provide additional feedback following that meeting. Mr. Pulz expressed appreciation for how the process has been conducted thus far, with the ability to provide feedback and have voices heard.

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 Ms. Rettko. MOTION PASSED 6-0.

** CLOSED SESSION DISCUSSION** (Ms. Wakefield arrived.)

MOTION by Ald. Tilleson, SECOND by Ms. Rettko to move back into open session. MOTION PASSED 7-0.

MOTION by Ald. Tilleson to hear a 20 minute (maximum) presentation from all three proposers at a set 2-hour meeting on Monday, March 7th (5 PM start). Proposers should incorporate into their presentations answers to questions raised at this meeting (Ms. Enders to assemble and send to the proposers). The CDA will have the

opportunity to provide comment. The public can submit written comments/questions to Ms. Enders following the presentations and these will be address at a subsequent CDA meeting (date to be determined). SECOND by Mr. Wick. MOTION PASSES 7-0.

4. Discussion regarding CDBG guidelines, policy, etc.

Discussion deferred until the next regular CDA meeting.

5. Next meeting date and time – March 7, 2016 at 5:00 p.m. at Wauwatosa Fire Station, 1601 Underwood Avenue

Meeting adjourned.

Jen Ferguson
Assistant Planner

COA 2/25/16

<u>Name</u>	<u>Address</u>	<u>Email</u>	<u>Representing</u>
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John Ruggini	7725 W. North		staff
Tammy Szudy	"		
KEVIN RULZ	1460 Church ST	krulz@att.net	Neighbor on Church
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JIM PRYSTED	7607A W. STRE	DIRECTOR@WAWATOSA VILLAGE.ORG	VILLAGE BID
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Alan Kesner			staff