

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD  
APRIL 26, 2016**

Present: Ralph Voltner, PJ Early, Alderman Klug, Alderman Wattawa, Jim Fleming, Bob Pleva, Tom Cottreau

Also Present: City Administrator Rhode, City Clerk/Treasurer Uecker, Alderman Tutaj, Alderwoman Schandel, Mayor St. Marie-Carls, Todd Willis

The meeting was called to order at 6:00 p.m.

Moved by Bob Pleva, seconded by Alderman Wattawa to elect Ralph Voltner as Chair. Motion carried.

Moved by Bob Pleva, seconded by Alderman Klug to elect Alderman Wattawa as Vice-Chair. Motion carried.

Moved by Alderman Wattawa, seconded by PJ Early to place on file the minutes of the Community Development Authority meeting held March 22, 2016. Motion carried.

Update from Mayor St. Marie-Carls:

The Planning Commission is moving forward with the proposal from the St. Francis Animal Hospital. They are also reviewing the use change for the St. Francis Avenue storage facility as the developer is asking to not have office space in the building. The Commission may also study rental/apartment capacity like the City of Brookfield did.

Moved by Alderman Wattawa, seconded by Alderman Klug to suspend the agenda and discuss the TIF Incentive request from Brinshore Development for the former City Hall site. Motion carried.

TIF Incentive request from Brinshore Development for the former City Hall site

Mike Roan, representing Brinshore Development, gave a presentation on the former City Hall site. The developer has vast experience in apartment development and is based in Chicago. They also have five different properties in Milwaukee.

The main source of funding for this project is WHEDA tax credits. Brinshore is looking for TIF funds - \$300,000 was listed in their financing plan. The total project cost estimate is \$5,695,000 and there are 23 units being proposed.

Chairman Voltner asked if TIF funds would help or hinder WHEDA funding. Mr. Roan stated that it is a help as the more funding sources the better the WHEDA scoring. They are also asking for a Sellers Financing Note in the amount of \$350,000 which would have to be approved by the Common Council. That note would be repaid to the City at the federal interest rate over 18-20 years.

Bob Pleva questioned if there has been any input from the neighborhood. Mayor St. Marie-Carls stated that the Plan Commission is still going through the project but did refer it to the CDA to see if TIF funds would be available and if not, it may affect the project.

Chairman Voltner stated that he can't see a WHEDA project using TIF funding. He questioned if the Council could do more with the Sellers Financing Note. He also didn't know how much the property was marketed and what it could be used for – he cited the new Cudahy mixed use development as an example. Alderman Klug felt that 30% of the project would be funded by TIF and that citizens were vocal about the TIF incentive given to the development on the lakefront, which was 27%.

Mayor St. Marie-Carls stated that the City did put out a request for information for this property and didn't get a lot of interest from developers. She also stated that the site had drawbacks to this property that the City needs to compensate for. Jim Fleming didn't feel that TIF funds for housing is a good use, but could see TIF for the parking lot and the park space that is being proposed.

City Administrator Rhode said that the funding would be pay as you go financing. He also stressed that the CDA needs to make a decision on this proposal – is it a maybe, a no or what is the incentive that the CDA would be comfortable with.

Moved by Alderman Wattawa, seconded by Bob Pleva to refer the Sellers Financing Note to the Council for options for the purchase price of the land and then the CDA would consider a TIF incentive. No vote was taken as Alderman Wattawa rescinded his motion.

Moved by Ralph Voltner, seconded by PJ Early to deny the request of TIF funds in the amount of \$300,000. Motion carried.

Moved by Jim Fleming, seconded by Alderman Klug to give a TIF incentive of \$100,000 to Brinshore Development. Motion carried.

#### Term Sheet for D-F Site with Mid-American Barrel Company

City Administrator Rhode reviewed the term sheet for the D-F site. He stated that nothing has been formalized yet. The developer would like to purchase the property for \$1, demo the current building and put up a new one. The city is currently waiting for the closure letter from the DNR. Once the sale would be complete, the developer is asking for 24 months to construct the project or the City can re-acquire the site. The consensus of the CDA members was to move forward and have a formal term sheet at a future CDA meeting.

#### Update on Layton Monument Sign

The sign is ready to go for bid. The CDA re-affirmed the actions from a prior meeting and concurs to go out for bid for the Monument Sign.

Moved by Bob Pleva, seconded by PJ Early to adjourn to Closed Session pursuant to Wis. Stat. sec. 19.85(1)(e) for purposes 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. Upon conclusion of the closed session, the Community Development

Authority will reconvene in Open Session prior to taking any action regarding those matters that were discussed in Closed Session. Item for discussion: Bear Development Agreement. The following voted "aye": Alderman Klug, Alderman Wattawa, Jim Fleming, Bob Pleva, Tom Cottreau, and PJ Early. Motion carried.

Time: 7:25 p.m.

Moved by PJ Early, seconded by Tom Cottreau to adjourn. Motion carried.

Time: 7:40 p.m.