



Wauwatosa, WI

Community Development Authority

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, September 19, 2024

12:00 PM

Zoom Only:
<https://servetosozoom.us/j/85717415522>,
Meeting ID: 857 1741 5522

VIRTUAL MEETING INFORMATION

Members of the public may observe the meeting via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

Meeting called to order at 12:00PM

ROLL CALL

Present - 5

Member - Susan Eick
Member - Joel Tilleson
Vice-Chair - Allen Wick
Aldersperson Rob Gustafson
Aldersperson Joe Phillips

Excused - 2

Member - Linda Mikkalson
Member - Terry Klippel

Staff/Attendees

Mark Hammond, Development Director
Jen Ferguson, Economic Development Manager
Dennis McBride, Mayor
John Ruggini, Finance Director
Alan Kesner, City Attorney
Ald. Makhoulf
Ald. Fuerst

APPROVAL OF MINUTES

1. Approval of Minutes - June 20, 2024

[24-1314](#)

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Joel Tilleson

Aye: 5 Eick, Phillips, Gustafson, Tilleson, and Wick

Excused: 2 Klippel, and Mikkalson

2. Approval of Minutes -July 18, 2024

[24-1315](#)

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Joel Tilleson

Aye: 5 Eick, Phillips, Gustafson, Tilleson, and Wick

Excused: 2 Klippel, and Mikkalson

NEW BUSINESS

1. Election of Officers

[24-1313](#)

Per the CDA's by-laws, the election of new officers occurs when a Chair or Vice-Chair vacates their position. As Mark Hammond resigned his CDA position, the CDA needs to elect a new Chair. Alderperson Philips nominated Joel Tilleson to be Chair.

RESULT: APPROVED

2. Update of Community Development Block Grant Application for 2025 funding

[24-1318](#)

The City's 2025 CDBG application process is underway and staff submitted a request for \$450,000 on behalf of the CDA for affordable housing activities. As the Housing Authority, the CDA oversees the Housing Rehabilitation Program and can approve funds for affordable housing projects; as an administrative and procedural requirement for the CDBG program, the attached application is submitted as part of the City's annual funding approval process.

RESULT: INFORMATIONAL ONLY

3. Approval for staff to investigate and apply for a WEDC Small Business Development Grant

[24-1316](#)

The Wisconsin Economic Development Corporation (WEDC) just released a new Small Business Development Grant program that will award eligible entities (CDA is one) up to \$250,000 to provide direct financial assistance to businesses, new or existing, with 25 or fewer employees (promo flyer attached). With the CDA's support, staff will submit an application for funding to support and enhance the CDA's existing small business forgivable loan programs.

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Rob Gustafson

4. Discussion of offer to purchase from Luther Group Acquisition, LLC
for 1600 N 113th Street

[24-1317](#)

Staff provided an overview of recent the CDA's discussions concerning this site. The CDA heard two redevelopment proposals, one in May from Luther Group proposing a spec light manufacturing building and another in June from Chris Trudeau proposing Tosa Golf. Luther Group submitted an initial Offer to Purchase at the June meeting as well. Following a closed session discussion, the CDA discussed both proposals and chose to continue negotiations with Luther Group for reasons including an experienced developer with a track record of completing manufacturing/industrial projects, economic impact and jobs, and financial ability/experience to complete the project. In addition, the use aligns with the Redevelopment District No. 1 project plan approved by the CDA and subsequent rezoning of the parcel to accommodate the use.

Comments:

- Ald. Makhlouf requested the CDA deny the Luther Group's offer, had concerns about traffic, purchase price being too low, and delays with other projects in the City; a new RFP should be issued.
- Jason Luther, 780 Elm Grove Rd, Elm Grove noted that with respect to the BMO site development, their partner left, they are still operating the site and are seeking redevelopment opportunities. On this CDA parcel, he stated they responded to the CDA's initial RFP. A traffic study would be done and the development would add value for the City.
- Chair Tilleson stated concerns about Luther Group having other delayed projects and the impact this has on getting an additional development completed.

The Authority moved to go 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 closed session.*

RESULT: APPROVED

MOVER: Joel Tilleson

SECONDER: Rob Gustafson

NEXT MEETING DATE AND TIME

October 24, 2024, 12 PM via Zoom

ADJOURNMENT

Meeting adjourned from closed session at 12:58 PM

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.