



Wauwatosa, WI

Community Development Authority

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, August 10, 2023

5:30 PM

Committee Room #1

CALL TO ORDER

Meeting Called to Order 5:30 PM

ROLL CALL

Present 5 Member Terry Klippel
Member Linda Mikkalson
Member - Alderperson Joe Phillips
Member - Alderperson Joel Tilleson
Member Allen Wick

Excused 2 Mark Hammond
Susan Eick

1. Approval of minutes - June 15, 2023 [23-393](#)

RESULT: APPROVED
MOVER: Linda Mikkalson
SECONDER: Allen Wick

Excused: 2 Hammond, and Eick

2. Public Hearing regarding the proposed creation of Tax Incremental District No. 15, the proposed boundaries and proposed Project Plan for the District. [23-394](#)

Paulette Enders, Development Director, and Jon Cameron, Ehlers, provided an overview of the project and the project plan document.

The Wauwatosa Community Development Authority (CDA) acquired one parcel, including the former Boston Store building, which has been vacant for over five years and is attached to Mayfair Mall and several acres of surface parking, totaling approximately 15 acres in July 2022 at auction in order to pursue redevelopment. The proposed District is being created to activate development on the site of the former Boston Store and to facilitate residential development on the existing surface parking lots.

Currently, the existing infrastructure is incapable of supporting the needs of the future redevelopment and the City has determined that residential development would not proceed without tax incremental district ("TID") assistance. The TID intends to fund infrastructure improvements to support the overall redevelopment of the District and development incentives for the first phase of a potential multi-phase development.

The other parcels within the District include a commercial retail building located at 10400 W North Ave, as well as a portion of the Mayfair South Parking Deck. The first phase of construction (Phase 1) of the potential development may include: 1) the redevelopment of the vacant Boston Store building (the "Retail Project"), and 2) the new construction of two mid-rise residential buildings, which may include ground-floor retail and an attached parking structure (the "Potential Residential Project"). Future phases

of development in the District are expected to include additional multifamily residential units, retail space, and structured parking.

The City will negotiate specific development program and deal terms of the Potential Residential Project with a developer. The potential program and terms have been assumed for the purposes of this Study to demonstrate feasibility. The actual financial terms of assistance for a future Phase I development may differ from this Study.

The potential Phase I development components are:

- *Retail Project.* The Retail Project includes the redevelopment of the vacant former Boston Store building at Mayfair Mall to accommodate a 124,000 square foot future potential retail tenant (the “Future Retail Tenant”).
- *Potential Residential Project.* The City anticipates the potential development of two attached residential structures with ground-floor retail on a portion of the CDA-owned parcel in the District. The development program for the Potential Residential Project for the purposes of this Study includes:
 - o 463 market-rate apartments;
 - o Approximately 6,667 square feet of ground-floor retail space;
 - o 486 income-generating structured parking stalls dedicated for residential use (the “Residential Parking Stalls”); and
 - o 131 commercial structured parking stalls dedicated for use by the Future Retail Tenant (the “Commercial Parking Stalls”).

Public Improvements the City will complete during Phase I include:

- *Enhanced Water Service - Improvements* will include the installation of a new water main to support multifamily development within the District
- *Improved Pedestrian Network - Construction* of pedestrian connections and sidewalk improvements within the District

The second phase of construction, consisting of approximately 208 multi-family residential housing units and associated parking, will start when phase one is stabilized. The third phase, consisting of approximately 235 multi-family residential housing units, associated parking, and commercial space, will start when phase two is stabilized.

The creation of the tax incremental district sets in place the financing tool that allows the project(s) to be negotiated. The City anticipates making total expenditures of approximately \$57.9 million to undertake the projects listed in the Project Plan. Project costs include an estimated \$4 million in water main and pedestrian connections/sidewalks in and around the project site, \$7.8 million for on-site improvements, and \$35.7 million development incentives through a Municipal Revenue Obligation and a pre-development loan to be paid by the developer. The City projects that new land and improvements value of approximately \$111.6 million will result from the project. Creation of this additional value will be made possible by the project costs made within the district.

Approval of the TID requires further action by the Joint Review Board and the Common Council at future public meetings.

Two individuals provided public comment:

- Alder Makhoulf, 772 N 116th Street, Wauwatosa - commented that the TID should not be established because the project has not been shared with the public and that an RFP should be released to see if a developer that does not need TIF assistance would submit a proposal.
- Ursula Twombly, 11716 W Meineke Avenue, Wauwatosa - commented that the public notice was insufficient (the City Attorney noted that public notice requirements were followed and published in accordance with the regulations). Additional comments/questions concerning the issuance of an RFP, requirements for affordable and/or missing middle housing, and effect on the Mayfair

Reserve TID were noted.

RESULT: INFORMATIONAL ONLY

3. Consideration and possible action on “Resolution Establishing Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 15, City of Wauwatosa, Wisconsin”. [23-395](#)

RESULT: APPROVED

MOVER: Joel Tilleson

SECONDER: Allen Wick

Aye: 5 Klippel, Mikkalson, Phillips, Tilleson, and Wick

Excused: 2 Hammond, and Eick

4. Request from Patricia Camp, Wauwatosa Redevelopment LLC, for code compliance forgivable loan funding at 7601 W Harwood Avenue. [23-396](#)

Patricia Camp (Wauwatosa Redevelopment LLC) is the building owner representing the application for code compliance forgivable loan funding to undertake electrical upgrades to an old, outdated panel that serves tenants in her building. When the former tenant was renting space, there was limited for even basic appliances like a microwave. Also, the large black power box on the wall is not locked and allows anyone to tap into the power directly, avoiding any type of cost. The panel is very old and the original design was added to multiple times. It should be a single system with new circuit breaker switches rather than screw-in fuses which are outdated and replacements can no longer be found.

RESULT: APPROVED

MOVER: Linda Mikkalson

SECONDER: Allen Wick

Aye: 5 Klippel, Mikkalson, Phillips, Tilleson, and Wick

Excused: 2 Hammond, and Eick

5. Update regarding Harlow & Hem redevelopment of the Blanchard Street parking lot. [23-397](#)

Due to increased project costs and new project managers at Mandel re-evaluating the project design, the previous design is being re-worked. The updated project will be brought to the CDA if is substantially different and will need to go through the City approval process as well. The CDA requested staff get a timeline for proceeding with the project from Mandel that demonstrates they will be re-engaged within the next six months.

RESULT: INFORMATIONAL ONLY

NEXT MEETING DATE AND TIME

Staff will schedule the next meeting as needed

ADJOURNMENT

Meeting was adjourned at 7:00 PM