

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

Tuesday, October 15, 2019

6:30 pm

**VILLAGE OF WHITEFISH BAY – Village Hall Historical Room
5300 North Marlborough Drive**

I. Call to Order and Roll Call

Chairperson Ray Krueger called the meeting to order at 6:30 pm.

Present: Chairperson Ray Krueger, Village President Julie Siegel, Village Trustee Jay Saunders, Mike Dwyer, Brian Vanevenhoven, Jim Roemer, Michael Harrigan, and Sarah Malik

Also Present: Village Manager Paul Boening, Assistant Manager Tim Blakeslee, and Public Works Director John Edlebeck

II. General Business

1. Approval of Minutes from the meeting held on September 19, 2019.

Jim Roemer moved to approve the minutes of the September 19, 2019 meeting. Mike Dwyer seconded. Motion passed 7-0.

2. Update on TID Finances.

Village Manager Paul Boening introduced Dawn Gunderson with Ehlers. Gunderson provided a summary of the TID#1. There was discussion regarding the ability to take on additional projects and the closing date of TID#1. Mike Dwyer asked about the valuation of TID#1. Boening summarized the revaluation process. Gunderson provided a summary of the TID#2 finances. There was discussion regarding the payback period/order, financial viability of TID#2, possible future projects in the district. Chairperson Ray Krueger asked if a summary could be provided of what is available in TID#1 and TID#2 for future projects. Village Manager Paul Boening will provide this information at a future meeting.

3. Discussion and Recommendation to Village Board regarding 2020 Budget for TID #1 and TID #2.

Village Manager Paul Boening summarized the TID#1 and TID#2 budgets. There was a discussion about what should be included in the projects line and if Consaul Commons should be included. Village Manager Paul Boening said that once the Village Board

approves a Consaul Commons project it could be reflected in the TID#1 budget. There was a discussion on fund balance and leaving room for future development. There was a discussion about Mandel's contribution to Consaul Commons.

Jim Roemer moved to recommendation the TID#1 budget to the Village Board. Mike Dwyer seconded. Motion passed 7-0

Jim Roemer moved to recommendation the TID#2 budget to the Village Board. Mike Dwyer seconded. Motion passed 7-0

4. Discussion/Action on the funding request from the Whitefish Bay Business Improvement District Board.

Jeff Commer, Brain Schauland, and Phil Aiello with the Whitefish Bay Business Improvement District (BIS) presented their request for a grant. They summarized the various initiatives the BID accomplished last year. Jay Saunders asked how the funds for marketing would be spent. There was a discussion regarding the amount of the request vs. previous years and where the additional money was going to be spent. There was consensus that the CDA needed more information prior to moving forward with a grant. Jay Saunders left the meeting at about 7:40 pm.

Jim Roemer moved to table the funding request from the Whitefish Bay Business Improvement District Board. Julie Siegel seconded. Motion passed 7-0

5. Review and possible recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

Luke Haas and Tom Mortensen with raSmith presented an overview of the three options and Public Comment that was received. There was board discussion about the likes and dislikes of the various options as a whole. Brian Vanevenhoven left the meeting at about 7:50 pm. He expressed his support for option C. There was a consensus of the CDA that option C was preferred. Dr. Patel with Bay Shore Dental provided comments in support of option C. She asked to work together to make sure the sunshades would not interfere with the windows of her building. There was a discussion about the Bay's seating arrangements and lease. There was discussion about possible changes to option C. These included the addition of signage, adding lighting, shrinking the restaurant seating area, permeable pavers, more public seating, no artificial turf, green space and tree types, accessibility, and electrical access. Luke Haas and Tom Mortensen with raSmith will take the comments last night and come back with a revised and final Option C design in November.

6. The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business

**whenever competitive and/or bargaining reasons require a closed session
– specifically regarding potential development opportunities**

Closed session was not held.

**III. Adjourn: Julie Siegel moved to adjourn at 8:34 pm. Sarah Malik seconded.
Motion passed 6-0.**

DRAFT