

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
MINUTES
NOVEMBER 5, 2009**

The Community Development Authority Meeting was called to order by Mayor Chiovatero at 7:34 A.M.

In attendance were Mayor Chiovatero, Donald Vaclav, John Fillar, Marta Broge, Ted Anderson. Also present were Greg Kessler, Director of Community Development and City Attorney Mark Blum. Ken Harenda was excused.

Motion by Mr. Fillar to approve the September 3, 2009 Community Development Authority Minutes. Seconded by Ms. Broge. Motion passes unanimously.

COMMUNITY DEVELOPMENT AUTHORITY EXECUTIVE DIRECTOR'S REPORT - No Report

SPECIAL PRESENTATIONS

1. PG-173 Industrial Park Survey Results Presentation – UWM Center for Urban Initiatives and Research.

Each Community Development Authority Committee member was supplied with the 40 page Business Survey Report prepared by UWM Center for Urban Initiatives and Research. The survey which was distributed to businesses in the New Berlin Industrial Park and Westridge Towne Corporate Business Park covered areas concerning business characteristics, perceptions, opinions, and plans. Scott Davis and Terry Batson, representatives from UWM outlined the ratings and responses to the survey questions. Information from these surveys will be incorporated into the Comprehensive Plan and used as a base to deal with programs to support our businesses in the Parks.

2. PG-951 New Berlin Industrial Park Revitalization Plan and Financial Options Discussion – Greg Kessler and Greg Johnson (Ehlers).

Greg Johnson from Ehlers Associates presented the Committee their report on the Preliminary Analysis for Financial Options for the New Berlin Industrial Park. Mr. Johnson provided details on creating Tax Increment Financing (TIF), and an overview of CDA's and their powers and duties of the CDA.

CONTINUED BUSINESS

3. PG-926 Mill Valley Redevelopment Plan – Review and Discussion

Mr. Kessler said the City of New Berlin has received a letter from Bill Carity asking that the City move forward toward development.

Joe Eberle, Ruekert/Mielke gave a presentation on the Mill Valley Comprehensive Redevelopment Plan to reacquaint the CDA with the project. He then answered any questions Committee Members had.

Mr. Fillar – Is reclamation part of TIF?

Mr. Eberle – Reclamation does not mean it is ready for development. Redevelopment is more involved.

Mr. Anderson – What was the public response when this was presented in January?

Mr. Eberle – It seemed the biggest concern at the first meeting was ground water and storm water runoff and traffic. Subsequent meetings showed the vast majority of people were in support.

Mr. Anderson – What is the estimated starting date for development?

Mr. Eberle – It depends on a lot of factors, but 2013 would be an estimate of between 3 – 5 years.

Mr. Anderson – What has been the cost so far and who is paying?

Mr. Eberle – A small amount came from a grant to the City through Waukesha County - Community Development Block Grant Program. The majority of the money came from the property owner through the City.

Ms. Broge – If and when a TIF is implemented, with the issue stated about the school district being Muskego and the land being in New Berlin, the incremental tax base should be looked at and addressed.

Mr. Eberle – That is an issue that will be addressed. The Joint Review Board will get involved.

Mr. Fillar – It is not possible to share a TIF. We should ask Muskego for a cash contribution for sewer and water.

Mr. Anderson - This is a good outline of risk analysis. Political aspects are the biggest hurdles along with Muskego school district and Muskego water and sewer. Who can legally change the school districts? The state or city?

Mayor Chiovatero – That is a state issue.

4. PG-631-5 Pinewood Creek Project – Compliance Certificate

Motion by Ms. Broge to accept the Pinewood Creek compliance Certificate from August 1, 2009 through October 31, 2009. Seconded by Mr. Fillar. Motion carried unanimously.

5. PG-963 Baker Tilly Virchow Krause, LLP – Statement on Auditing Standard, Letter dated October 16, 2009.

This information was supplied to the Financial Director.

COMMUNICATION

**6. Communication To: Community Development Authority
Communication From: Greg Kessler, Director of Community Development
RE: 2010 Meeting Schedule**

Committee members are urged to let Mr. Kessler know of any conflicts to this meeting schedule as soon as possible.

ADJOURN

Motion by Ms. Broge to adjourn the CDA meeting at 9:50 A.M. Seconded by Mr. Fillar. Motion carried unanimously.