



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, October 8, 2019

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 7 - Mr. Wayne Clark, Ald. Michael J. Czaplewski, Ms. Karin M. Gale, Ald. Kevin Haass, Mr. Gerald C. Matter, Mr. Jason Metz, and Mr. Donald Nehmer

#### Staff

*John Stibal, Development Director*  
*Patrick Schloss, Community Development Manager*  
*Shaun Mueller, Community & Economic Development Coordinator*

#### Others Attending

*Ald. Lajsic, Ald. Barczak*  
*Peggy Steeno, Finance Director/Comptroller/Treasurer*  
*Debby Tomczyk, Reinhart Boerner Van Deuren s.c.*

#### C. APPROVAL OF MINUTES

1. [19-0636](#) August 13, 2019 Draft Minutes

**Attachments:** [August 13, 2019 Draft Minutes](#)

A motion was made by Mr. Metz, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

#### D. NEW AND PREVIOUS MATTERS

2. [19-0644](#) Resolution to consider a Development Agreement by and between Chr. Hansen, Inc. and City of West Allis

**Attachments:** [Chr Hansen Development Agreement \(10-4-19\)](#)  
[CDA Res #1329 Development Agreement - Chr. Hansen, Inc.](#)

*This item was discussed in both open and closed session.*

*Following closed session, items 2, 4 & 5 were considered together and approved on a block vote.*

*Patrick Schloss outlined the proposed Development Agreement.*

A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

3. [19-0645](#) Discussion relative to the creation of Tax Increment Financing District Number 18 – S. 92 and Lapham - Chr. Hansen

*Patrick Schloss outlined the proposed creation of Tax Increment Financing District Number 18 -S. 92 and Lapham - Chr. Hansen.*

*This item was discussed in both open and closed session.*

**This matter was Held**

4. [19-0646](#) Resolution to consider an Amendment #1 (amendment to the site plan) to the Development Agreement by and between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC) regarding South 70 Street Corridor development project

Attachments: [CDA Res #1330 Amendment #1 - Development Agreement - West Quarter East, LLC & West Quarter West, LLC](#)

*This item was discussed in both open and closed session.*

*Following closed session, items 2, 4 & 5 were considered together and approved on a block vote.*

*Patrick Schloss outlined the proposed Development Agreement.*

**A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

5. [19-0647](#) Resolution to consider a Beloit Road Management Agreement by and between Beloit Senior Housing, LLC and Ogden and Company, Inc.

Attachments: [Beloit Road Mgmt Agreement](#)  
[Beloit road Property Mgmt - Memorandum](#)  
[CDA Res #1331 - Beloit Senior Housing, LLC - Ogden Agreement](#)

*This item was discussed in both open and closed session. Following closed session, items 2, 4 & 5 were considered together and approved on a block vote.*

*Patrick Schloss presented on privatizing the management of Beloit Senior Housing, LLC.*

*Wayne Clark inquired whether there would be any technology questions /issues from the senior residents, along with seeking further clarification regarding who participated in the review process.*

*Following the motions, Don Nehmer questioned whether there is a guaranteed collection rate, with the change of this process with Ogden and whether the Mercy proposal was considered and reviewed.*

*Patrick Schloss stated the agreement stipulated Ogden would receive a portion of the management fee based on the amount of rental income and the review panel was unanimous in selecting Ogden as the preferred provider.*

**A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter was Approved. The motion carried by the following vote:**

**Aye:** 6 - Mr. Clark, Ald. Czaplewski, Ms. Gale, Ald. Haass, Mr. Matter, and Mr. Metz

**No:** 1 - Mr. Nehmer

6. [19-0648](#) Discussion relative to the redevelopment of 11111 W. Greenfield Ave. (former Pick n' Save)

*This item was discussed in both open and closed session.*

**This matter was Held**

7. [19-0649](#) Discussion relative to a financial request by WA Community Child Care, LLC, for the location at 6682 W. Greenfield Ave.

*This item was discussed in both open and closed session.*

**This matter was Held**

8. [19-0656](#) Discussion relative to the property located at 10620 W. Greenfield Ave.

*This item was discussed in both open and closed session.*

**This matter was Held**

9. [19-0650](#) Resolution to consider an amendment to a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$30,000

**Attachments:** [CDA Res #1332 - SB Friedman \\$30,000 - Resolution & Scope of Service](#)

**A motion was made by Ald. Haass, seconded by Mr. Metz, that this matter be Approved. The motion carried unanimously.**

10. [19-0651](#) Discussion relative to a Family Self-Sufficiency Grant from Housing and Urban Development in the amount of \$72,000 relative to the Housing Choice Voucher Program

*Patrick Schloss outlined the grant process followed by an action to "Accept the Grant".*

**A motion was made by Ald. Haass, seconded by Ald. Czaplewski, that this matter be Approved. The motion carried unanimously.**

11. [19-0652](#) Resolution to consider an extension of time request for a Letter of Intent Agreement with Capri Restaurant Group for the Reunion, located at 6610 W. Greenfield Ave.

**Attachments:** [CDA Res #1334 Extension of time - LOI - Capri Restaurant](#)

*Shaun Mueller outlined the extension of time request.*

**A motion was made by Ald. Czaplewski, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

12. [19-0653](#) Resolution to consider an extension of time request for Letter of Intent Agreement with Baum Revision, LLC Group for property located at 6771 W. National Ave. and potentially portions of 67\*\* W. Mitchell St.

**Attachments:** [CDA Res #1335 Extension of time - LOI - Baum Revision, LLC](#)

*Shaun Mueller outlined the extension of time request.*

**A motion was made by Ald. Haass, seconded by Ms. Gale, that this matter be Approved. The motion carried unanimously.**

**13. [19-0657](#)**

Resolution approving a contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects, in an amount not to exceed \$25,000

**Attachments:** [CDA Res #1333 Ramboll Environ \\$25,000](#)  
[Ramboll Environ - Scope of Service \\$25,000](#)

*John Stibal updated the committee on the 116th & Morgan location, these funds would allow Ramboll Environ to continue their investigation.*

**A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

## **E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES**

- a. Six Points Farmers Market TIF Number 15 - Mandel Update
- b. 84th & Greenfield/TIF Number Eleven
- c. Highway 100 Market Analysis & Conceptual Plan
  1. Survey
  2. October 17- Public Meeting - Irving School - 6:00 p.m.

*Discussion ensued regarding the limited items listed on the Report on Redevelopment Initiatives, and the impact this has on discussing items that are not listed above.*

*These items were discussed.*

*Additional items discussed:*

- d. *Holiday Inn Express*
- e. *Skatepark*

*At 6:21 p.m., a motion was made by Ald. Czaplowski, seconded by Wayne Clark, to go into closed session to discuss items 2-8 on the agenda. Following discussion of these items in closed session, the committee moved to adjourn the meeting.*

*The motion carried unanimously.*

*Closed session items discussed and consensus given*

## **F. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Ald. Haass to adjourn at 7:10 p.m.*



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

**NON-DISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

**AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

**LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.