



City of West Allis

Meeting Minutes

Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Alderspersons: Gary T. Barczak, Rosalie L. Reinke, Vincent Vitale

Tuesday, November 14, 2017

6:00 PM

City Hall Room 128

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 6:00 p.m.

B. ROLL CALL

Present 4 - Ald. Lajsic, Ald. Barczak, Ald. Vitale, and Ald. Reinke

Others Attending

John F. Stibal, Director of Development; Ald. May; Ald. Weigel; Rebecca Grill, City Administrator; Peggy Steeno, Director of Finance/Comptroller/Treasurer; Scott Post, City Attorney; Ian Martin and Robert Monnat, Mandel Group

C. APPROVAL OF MINUTES

[2017-0717](#)

Minutes (draft) of the Recess meetings of September 19, 2017, October 3, 2017, October 17, 2017, November 7, 2017 and the Regular meeting of September 13, 2017.

Attachments: [SD Minutes Recess 9-19-17](#)
[SD Minutes Recess 10-3-17](#)
[SD Minutes Recess 10-17-17](#)
[SD Minutes Recess 11-7-17](#)
[SD Minutes Regular Meeting 9-13-17](#)

A motion was made by Ald. Probst, seconded by Ald. Reinke, that this matter was Approved. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

E. CLOSED SESSION

At 6:04 p.m. Chair Lajsic stated it was the intention of the Committee to vote on a motion to convene in closed session at said time and place for:

*b. Resolution approving Purchase and Sale Agreement and Development Agreement and a Construction License Agreement between the Community Development Authority of the City of West Allis and Mandel Group Inc. for a multi-family and medical office building development to be located on 14** S. Six Points Crossing.*

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties, and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

A motion was made by Ald. Probst, seconded by Ald. Reinke, to convene in closed session at 6:04 p.m. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

Staff was present on this item to provide background information and explain proposals.

Upon conclusion of the closed session at approximately 6:55 p.m., a motion was made by Ald. Probst, seconded by Ald. Reinke to reconvene in open session at said time and place to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberations or any of the public agenda items that have not been acted upon.

D. NEW AND PREVIOUS MATTERS

[R-2017-0320](#)

Resolution approving a Purchase and Sale Agreement and Development Agreement and a Construction License Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for a medical office building development to be located at 14** S. Six Points Crossing.

Sponsors: Safety & Development Committee

Attachments: [R-2017-0320 \(Signed\)](#)

[Mandel - P&S - Medical Office Bldg](#)

[Const License Agrmnt-Mandel](#)

[Const License Agrmnt-Six Pts West Apts LLC](#)

This item was discussed in closed session. Following the closed session, this item was discussed in open session with questions being answered by staff. Ian Martin and Robert Monnet with Mandel Group, discussed the project and financial request of the City.

A motion was made by Ald. Vitale, seconded by Ald. Reinke, that the Construction License Agreement was Recommended For Adoption, subject to City Attorney approval. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

E. CLOSED SESSION

At 7:18 p.m. Chair Lajsic stated it was the intention of the Committee to vote on a motion to convene in closed session at said time and place for:

a. Resolution approving an amendment to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.

c. Discussion relative to potential acquisition of a former bowling alley located at 10901 W. Lapham Street (Tax Key 448-9979-005 and 448-9979-004) and partnering with private developers.

d. Discussion relative to acquisition of the property at S. 52 St. and Burnham (former Teledyne Site).

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties, and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

A motion was made by Ald. Probst, seconded by Ald. Reinke, to convene in closed session at 7:18 p.m. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

Staff was present on this item to provide background information and explain proposals. Discussion ensued on each of the items listed.

Upon conclusion of the closed session at approximately 7:46 p.m., a motion was made by Ald. Reinke, seconded by Ald. Vitale to reconvene in open session to consider its public agenda, including motions to recommend approval or rejection of the above-listed deliberations or any of the public agenda items that have not been acted upon.

[R-2017-0319](#)

Resolution approving an amendment to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.

Sponsors: Safety & Development Committee

Attachments: [R-2017-0319 signed](#)

This item was discussed in closed session. Following the closed session, this item was discussed in open session with questions being answered by staff.

A motion was made by Ald. Probst, seconded by Ald. Reinke, that this matter was Recommended For Adoption. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

[2017-0726](#)

Discussion relative to potential acquisition of a former bowling alley located at 10901 W. Lapham Street (Tax Key 448-9979-005 and 448-9979-004) and partnering with private developers.

This item was discussed in closed session. Following the closed session, this item was discussed in open session with questions being answered by staff. Staff will monitor building and progress of the site.

This matter was Discussed and Placed on File.

[2017-0727](#)

Discussion relative to acquisition of the property at S. 52 St. and Burnham (former Teledyne Site).

This item was discussed in closed session. Following the closed session, this item was discussed in open session with questions being answered by staff.

This matter was Discussed and Consensus Given authorizing the Community Development Authority to submit a bid for the purchase of the property with an approved amount of \$850,000.

Aye: 5 - Ald. Lajsic, Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

F. ADJOURNMENT

A motion was made by Ald. Probst, seconded by Ald. Reinke to adjourn the meeting at 7:52 p.m. The motion carried unanimously.



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.