



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, October 13, 2020

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

The City of West Allis is holding the Community Development Authority meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting.)

If you wish to view the meeting, you can watch the meeting as it is live streamed on the City of West Allis YouTube Channel (<https://www.youtube.com/user/westalliscitychannel>). If you require an alternate format of viewing the meeting, please call 414-302-8468 and leave a message prior to 11:00 a.m. CST on Tuesday, October 13, 2020.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [20-0463](#) September 8, 2020 Draft Minutes

Attachments: [September 8, 2020 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

2. [20-0464](#) Resolution approving a Letter of Intent Agreement between the Mandel Group and the Community Development Authority of the City of West Allis for Phase II of The Market development (South of National Avenue "SONA").

Attachments: [CDA RES: 1355-Letter of Intent- the Mandel Group - Phase II of the Market Dev](#)

[CDA - Letter of Intent - Mandel Group](#)

[Mandel - LOI Exhibit A - The Site - 10.13.2020](#)

[Mandel - LOI Exhibit B - Project Plan 10.13.20](#)

[Mandel - LOI Exhibit C - 10.13.20](#)

3. [20-0466](#) Resolution to authorizing the Executive Director to enter into a Letter of Intent Agreement with 414 Brewing Company LLC for the sale of the property at 6749-51 W. National Avenue (Former Perfect Screw Property), 67** W. National Avenue (former portion of National Salvage), and a portion of 67** W. Mitchell St.

Attachments: [CDA RES: 1363 - Perfect Screw - 6749-51 W. National Ave. 10-13-20](#)

[CDA - Letter of Intent - 6749-6751 W National Avenue West Allis](#)

4. [20-0467](#) Discussion relative to the redevelopment of 6771 W. National Avenue.
5. [20-0468](#) Resolutions to consider approving amended and restated Articles of Incorporation and Bylaws of First-Ring Industrial Redevelopment Enterprise, Inc.
- Attachments:** [CDA RES: 1364 - FIRE Restated Articles and Bylaws 10-13-20](#)
[FIRE - Restated Articles of Incorporation](#)
[FIRE - Amended and Restated Bylaws](#)
6. [20-0469](#) Resolution to consider a professional services contract with Ramboll in amount of \$4,900 to assist with preparing FY 2021 US EPA Brownfield Grant application.
- Attachments:** [CDA RES: 1365 - 2021 EPA Grant Writing-Ramboll 10-13-20](#)
[CDA -FY21 EPA Grant Writing Proposal](#)
7. [20-0470](#) Resolution to consider the submittal of a FY 2021 US EPA Brownfield Community Wide Assessment Grant application for \$300,000.
- Attachments:** [CDA RES: 1366 - US EPA Brownsfield Grant Application FY 2021-10-13-20](#)
8. [20-0472](#) Resolution to consider Regional Analysis of Impediments to Fair Housing.
- Attachments:** [CDA RES: 1367- Regional Analysis of Impediments to Fair Housing 10-13-20](#)
[CDA - 1367 Regional Analysis Draft-Volume One](#)

For agenda item 2-4, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. Pioneer District – S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
- b. 84th & Greenfield/TIF Number Eleven
- c. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- d. The Market/TIF Number Fifteen
- e. S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- f. S. 102 and Lincoln – West Lincoln Corridor /TIF Seventeen
- g. Hwy 100 Corridor
- h. S. 116 St. and W. Morgan Ave.
- i. Beloit Road Senior Housing Complex
- j. W. National Ave. Corridor
- k. 6610 W. Greenfield Ave.

F. ADJOURNMENT



All meetings of the Community Development Authority 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.

NOTICE OF POSSIBLE QUOROM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.