



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, July 10, 2018

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order by Chair Matter at 6:00 p.m.

B. ROLL CALL

- Present** 6 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Peter Hansen, Mr. Gerald C. Matter, Mr. Jason Metz, and Ald. Michael J. Czaplewski
- Excused** 1 - Ald. Kevin Haass

Staff

Patrick Schloss, Community Development Manager

Others Attending

Ald. Lajsic
Peggy Steeno, Finance Director/Comptroller/Treasurer
Nicholas Cerwin, Assistant City Attorney II

C. APPROVAL OF MINUTES

1. [18-00413](#) Approval of draft minutes of the June 12, 2018 meeting.

Attachments: [June 12, 2018 Meeting Minutes \(draft\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [18-00415](#) Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 1910 S. 53 St. (Tax Incremental District Number Twelve/former Teledyne site) in an amount not to exceed \$15,400.

This matter was Held

3. [18-00416](#) Resolution to approve a Memorandum of Understanding for a regional collaborative effort to obtain an Analysis of Impediments to Fair Housing Study.

Attachments: [CDA Resolution No. 1295 - MOU - Analysis of Impediments to Fair Housing Study](#)

Discussion ensued with questions being answered by all presenters.

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

4. [18-00417](#) Resolution amending the boundaries and income limits for the Housing Rehabilitation Grant Program.

Attachments: [CDA Resolutions No. 1296 - Boundaries and Income Limits for Housing Rehabilitation Grant Program](#)

Discussion ensued with questions being answered by all presenters.

Boundaries were approved and current income level was mentioned.

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

5. [18-00414](#) Report on the costs associated with the former Home Juice Redevelopment Area.

Mr. Schloss outlined the costs associated with this property and outlined how the TIF was performing.

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

1. Consideration relative to Report on Redevelopment Initiatives:
 - a. Six Points/Farmers Market Redevelopment Area/TIF Number Five
 - Discussion ensued with questions being answered by staff.
 - b. S. 67 & W. Becher Pl. Industrial Park/TIF Number Six
 - c. S. 67 & W. Washington St./TIF Number Seven
 - Discussion ensued with questions being answered by staff.
 - d. Pioneer District - S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
 - e. S. 116 St. & W. Rogers St./TIF Number Ten
 - f. 84th & Greenfield/TIF Number Eleven
 - Discussion ensued with questions being answered by staff.
 - g. Former Teledyne Site/TIF Number Twelve
 - h. Former Home Juice Redevelopment Area/TIF Number Thirteen
 - i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - j. S. 60 St. Corridor
 - k. Other Redevelopment Areas:
 - 1) Veterans Park Redevelopment Area/TIF Number Two
 - 2) Quad/Graphics/TIF Number Three
 - 3) S. 60 St. and W. Beloit Rd.
 - 4) Towne Centre Redevelopment
 - 5) Downtown Redevelopment
 - 6) Wisconsin State Fair Park
 - 7) Exterior Property Maintenance Program
 - 8) Hwy 100 Corridor - Potential Development Opportunities
 - Discussion ensued with questions being answered by staff.

- 9) 1928 S. 62 St. - Plating Engineering Site
 - 10) S. 116 St. and W. Morgan Ave.
 - Discussion ensued with questions being answered by staff.
 - 11) Beloit Road Senior Housing Complex
 - 12) Neighborhood Stabilization Program and HOME Program activities
 - a. 1041 S. 74 St. (former Washington Apartments)
 - b. 1970 S. 78 St. (acquiring from the County)
 - c. 2415 S. 66 St. (acquiring from the County)
 - 13) First-Ring Industrial Redevelopment Enterprise (FIRE)
 - 14) W. National Ave. Corridor
 - 15) 2020 Hwy 100 project
 - 16) I-94 Zoo Interchange
- l. Intergovernmental relations

F. CLOSED SESSION

Notice of Closed Session of the Community Development Authority.

At 6:35 p.m., Chair Matter stated it was the intention of the Authority to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

The Community Development Authority of the City of West Allis will meet, at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, July 10, 2018, in Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place to discuss Hopkins Mechanical claim settlement proposal, and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(g), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to confer with legal counsel for the governing body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

A motion was made by Wayne Clark and seconded by Jason Metz to convene in closed session at 6:36 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Jason Metz; Pete Hansen; Karen Gale

No: 0

Others present: Patrick Schloss, Community Development Manager
Ald. Lajsic,
Peggy Steeno, Finance Director/Comptroller/Treasurer
Nicholas Cerwin, Assistant City Attorney II

Upon conclusion of the closed session at approximately 6:50 p.m. a motion was made by Karin Gale and seconded by Wayne Clark to reconvene in open session 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.

G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Karin Gale and seconded by Wayne Clark to adjourn at 6:50 p.m.

Respectfully submitted,

Patrick Schloss
Department of Development



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.