



# City of West Allis

## Meeting Agenda

### Community Development Authority

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Tuesday, June 12, 2018

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [18-00348](#) Approval of draft minutes of the May 8, 2018 meeting.

*Attachments:* [May 8, 2018 Meeting Minutes \(draft\)](#)

#### D. NEW AND PREVIOUS MATTERS

2. [18-00336](#) Notice of Public Hearing to consider the creation of Tax Incremental District No. 16 (S. 70th and Washington Street Corporate Office Corridor Plan), City of West Allis, and the approval of the proposed Boundaries and Project Plan.

3. [18-00349](#) Resolution approving the proposed Boundaries and Project Plan for Tax Incremental District No. 16 (S. 70th and Washington Street Corporate Office Corridor Plan), City of West Allis, Wisconsin.

*Attachments:* [Exhibit A - Boundaries](#)  
[Exhibit B - Project Plan Draft](#)

4. [18-00337](#) Discussion relative to the S. 70th and Washington Street Corporate Office Corridor Plan.
5. [18-00338](#) Resolution authorizing the Executive Director to enter into a contract for Real Estate Attorney Professional Services in an amount not to exceed \$20,000.
6. [18-00339](#) Resolution authorizing and directing the Executive Director to enter into an easement agreement by and between the Community Development Authority and Mandel Group Properties, LLC relative to We Energies and the property located at Six Points 6620-6700 W. National Ave & 1400 S. Six Points Crossing.
7. [18-00340](#) Resolution authorizing the Executive Director to acquire the property located at 6749-6751 W. National Ave., (Perfect Screw) in an amount not to exceed \$650,000.
8. [18-00341](#) Resolution authorizing the acquisition of the property located at 6610 W. Greenfield Ave., West Allis, Wisconsin.

9. [18-00342](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Environ for providing a Phase I Environmental Site Assessment, in an amount not to exceed \$10,000, for the property located at 6610 W. Greenfield Ave., West Allis, Wisconsin.
10. [18-00343](#) Discussion relative to redevelopment of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.
11. [18-00344](#) Resolution to amend a professional environmental services contract with AECOM, relative to the Former Home Juice Redevelopment Area and properties located at 1501 S. 113 St. and 1445, 14\*\* and 1433 S. 113 St., in an amount not to exceed \$2,800.
12. [18-00345](#) Resolution to amend a professional environmental services contract with AECOM, relative to the property located at 7030 W. National Ave. in the amount not to exceed \$4,600.
13. [18-00346](#) Resolution authorizing the Executive Director, on behalf of Beloit Road Senior Apartments, LLC, to enter into a construction services contract with Superior Home Improvements for roof replacement at the Beloit Road Senior Apartments, in an amount not to exceed \$29,600.
14. [18-00347](#) Consideration relative to Reports for Beloit Road Senior Apartments, LLC.

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

*Consideration relative to Report on Redevelopment Initiatives:*

- a. *Six Points/Farmers Market Redevelopment Area/TIF Number Five*
- b. *S. 67 & W. Becher Pl. Industrial Park/TIF Number Six*
- c. *S. 67 & W. Washington St./TIF Number Seven*
- 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*
- 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*
  - 9) *1928 S. 62 St. – Plating Engineering Site*
  - 10) *S. 116 St. and W. Morgan Ave.*
  - 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.*

*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, June 12, 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 for discussion/action relative to:*

- a) Discussion relative to the S. 70th and Washington Street Corporate Office Corridor Plan.*
- b) Discussion relative to the redevelopment of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.*

*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)(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.*

*Upon conclusion of the closed session, the Community Development Authority will convene 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**



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.

#### **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.