



# City of West Allis

## Meeting Minutes

### 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

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

#### B. ROLL CALL

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

#### Staff

John Stibal, Development Department Director  
Gale Jender, Development Department

#### Others Attending

Ald. Lajsic, Ald. May, Ald Roadt, Ald. Reinke, Ald. Vitale, Ald. Euteneir, Ald. Barczak  
Peggy Steeno, Finance Director/Comptroller/Treasurer  
Scott Yauck, President, CEO/Cobalt Partners, LLC  
Michael Harrigan, Chairman of the Board of Directors/Ehlers & Associates, Inc.

#### C. APPROVAL OF MINUTES

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

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

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

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

**No:** 0

#### 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.

Mr. Stibal presented an overview and addressed questions from the Community Development Authority regarding the considered Tax Incremental District No. 16 (S. 70th and Washington Street Corporate Office Corridor Plan), City of West Allis, and the proposed Boundaries and Project Plan.

Mr. Harrigan, City's financial consultant with Ehlers & Associates, presented and reviewed the proposed financial aspect of the program.

Mr. Yauck, President of Cobalt Partners, LLC, presented the vision of the proposed Tax Incremental District along with the proposed Boundaries and Project Plan.

Discussion ensued with questions being answered by all presenters.

Chair Matter inquired and received no comments from the public.

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](#)  
[CDA Resolution No. 1284 - TIF 16 - S 70 St & Washington St Corp Office Corridor](#)

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

4. [18-00337](#) Discussion relative to the S. 70th and Washington Street Corporate Office Corridor Plan.

Items 3 & 4 were considered together.

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

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.

**Attachments:** [CDA Resolution No. 1285 - Real Estate Attorney Professional Services](#)

Mr. Stibal reviewed and answered questions regarding the current staff shortages in the attorney's office and our need for entering into a contract for Real Estate Attorney Professional Services.

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

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.

**Attachments:** [Easement Agreement - Mandel & We Energies - 6620-6700 W. Nat'l & 1400 S. Six Points Crossing](#)  
[CDA Resolution No. 1286 - Mandel & We Energies Easement - Six Points Crossing](#)

Mr. Stibal explained the reasoning for the easement agreement.

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

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.

**Attachments:** [CDA Resolution No. 1287 Acquisition of 6749-6751 W National Ave. \(Perfect Screw\)](#)  
[6749-6751 W. National Ave. - Offer to Purchase \(Perfect Screw\)](#)

Mr. Stibal reviewed the acquisition opportunity and confirmed the desire of the property owner to sell at this time.

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

8. [18-00341](#) Resolution authorizing the acquisition of the property located at 6610 W. Greenfield Ave., West Allis, Wisconsin.

**Attachments:** [CDA Resolution No. 1289 Acquisition of 6610 W Greenfield Ave](#)

Mr. Stibal reviewed the financing assistance provided by First-Ring Industrial Redevelopment Enterprise for the acquisition of the property located at 6610 W. Greenfield Ave., West Allis, Wisconsin.

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

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.

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

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.

This item was discussed with questions being answer by Mr. Stibal.

**This matter was Discussed**

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.

**Attachments:** [CDA Resolution No. 1291 - AECOM - Home Juice Redevelopment Area](#)  
[AECOM Signed contract \\$2,800 \(6-22-18\)](#)

Mr. Clark requested an updated report to be presented at the next meeting covering the total expenditure of this project.

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

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.

**Attachments:** [CDA Resolution No. 1292 - AECOM - 7030 W. National Ave](#)  
[AECOM contract 7030 W. National Ave - signed \(6-19-18\)](#)

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

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.

**Attachments:** [CDA Resolution No. 1293 Beloit Rd Senior Apartments - Superior Homes Improvement](#)

Mr. Metz inquired as to the criteria for the selection process and was advised by Mr. Stibal that the engineering department has modified the required materials to keep costs down.

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

14. [18-00347](#) Consideration relative to Reports for Beloit Road Senior Apartments, LLC.

*Gerry Matter, Chair recommended accepting the Reports for Beloit Road Senior Apartments, LLC and placing them on file.*

**This matter was Placed on File**

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**E. 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
  - Discussion ensued with questions being answered by staff.
- 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
  - Discussion ensued with questions being answered by staff.
- 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
  - 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**

**The Community Development Authority did not meet in closed session.**

**G. ADJOURNMENT**

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Ald. Czaplewski to adjourn at 7:16 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.