



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Agenda Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Aldersperson Cathleen M. Probst, Vice-Chair

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

Tuesday, May 31, 2016

6:00 PM

City Hall Room 128

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

[2016-0271](#) Minutes (draft) of the Regular meeting of April 13, 2016 and the Recess meeting of May 3, 2016.

Attachments: [SD Minutes Regular Meeting 4-13-16](#)
[SD Minutes Recess 5-3-16](#)

D. NEW AND PREVIOUS MATTERS

New Matters for Introduction

1. [R-2016-0142](#) Resolution approving the sale of public land located at 14** S. Six Points Crossing (454-0647-000), 66** W. National Ave. (454-0641-000), 66** W. National Ave. (454-0643-000), 15** S. 66 St. (454-0642-000), 66** W. Mitchell St. (454-0644-000), and 66** W. Mitchell St. (454-0254-003) in the City of West Allis.

Sponsors: Safety & Development Committee

2. [R-2016-0143](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area.

Sponsors: Safety & Development Committee

3. [R-2016-0145](#) Resolution approving a Lease Agreement by and between the City of West Allis and Mandel Group Properties, LLC for a proposed small commercial building to be located at the West Allis Farmers Market at 6503 W. National Ave.

Sponsors: Safety & Development Committee

4. [R-2016-0144](#) Resolution approving a 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: [CDA Signed Resolution #1146](#)

5. [R-2016-0146](#) Resolution authorizing a loan up to \$500,000 to 6682 LLC (Whitnall Summit Company LLC) for the acquisition of a portion of 6600 W. Washington St. (Tax Key No. 439-0001-035).

Sponsors: Safety & Development Committee

6. [2016-0357](#) Discussion/action relative to the redevelopment of 1960 S. 67 Pl., Tax Increment Finance District Number Six.

E. 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. *903 S. 56 St.*
 - b. *2065 S. 57 St.*
 - c. *2104 S. 70 St.*
 - d. *8614 W. Mitchell St.*
 - e. *1606 S. 59 St.*
 - 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 Safety Development Committee of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, May 31, 2016, 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. Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area.*
- b. Resolution approving a 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 in the 84th and Greenfield Redevelopment Area.*
- c. Resolution authorizing a loan up to \$500,000 to 6682 LLC (Whitnall Summit Company LLC) for the acquisition of a portion of 6600 W. Washington St. (Tax Key No. 439-0001-035)*
- d. Discussion/action relative to the redevelopment of 1960 S. 67 Pl, Tax Increment Finance District Number Six.*

*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 located at 14** S. Six Points Crossing (454-0647-000), 66** W. National Ave. (454-0641-000), 66** W. National Ave. (454-0643-000), 15** S. 66 St. (454-0642-000), 66** W. Mitchell St. (454-0644-000), and 66** W. Mitchell St. (454-0254-003) in the City of West Allis, 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 Safety Development Committee 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 Safety & Development Committee 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.