



City of West Allis
Meeting Minutes
Community Development Authority

Tuesday, March 10, 2020

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m. in Room 128.

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Mr. Donald Nehmer, Ald. Michael J. Czaplewski, and Ald. Kevin Haass
Excused 1 - Christopher Saugstad

Staff

John Stibal, Development Director
Patrick Schloss, Community Development Manager
Shaun Mueller, Community & Economic Development Coordinator

Others Attending

Ald. Lajsic, Ald. Roadt
Peggy Steeno, Finance Director/Comptroller/Treasurer

C. APPROVAL OF MINUTES

1. [20-0170](#) February 11, 2020 Draft Minutes

Attachments: [February 11, 2020 Draft Minutes](#)

The minutes were amended to add Peggy Steeno to Others Attending.

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

D. NEW AND PREVIOUS MATTERS

2. [20-0171](#) Resolution relative to a proposed amendment to a Development Agreement between the Community Development Authority of the City of West Allis and Cobalt Partners LLC, Tax Incremental District 16, within the S. 70 St. Corridor (West Quarter)

Shaun Mueller outlined the current existing development agreement in open session.

Patrick Schloss clarified the McKinley Park is currently privately owned.

This matter was No action taken.

3. [20-0172](#) Resolution recommending the dissolution of Tax Incremental District Number Nine (Pioneer Neighborhood)

Attachments: [Using TIF to Benefit Affordable Housing](#)

Patrick Schloss presented an explanation of options available for dissolution of a Tax Incremental District.

Peggy Steeno shared three financial options for consideration.

Ald. Haass stated he's in favor of closing the TID and is not in favor of building another affordable housing facility complex. While the Oshkosh ideas are novel, he feels we need to avail ourselves of the option of building a cushion for the expenditure restraint requirements.

Wayne Clark agrees with Ald. Haass and feels we need to move aggressively with closing the TID.

Ald. Czaplowski also voiced agreement with closing the TID and feels we really are not in a situation that would currently allow us to consider any other options.

Karin Gale stated we've done a good job at looking for funding opportunities and feels the management of time and resources, at this time, wouldn't net a substantial gain from keeping the TID open.

Ald. Roadt questioned if we have a large number of citizens requiring these funds and whether they'd benefit from keeping the TID open.

Ald. Lajsic stated he'd prefer to keep the City portion of taxes, that would otherwise go to other taxing bodies, within our city and referenced the recent meeting with Liberty Heights. At the forum, a question was asked regarding how we are making affordable housing options available to our citizens to help change properties from rental to owner occupied. While he agreed his first inclination was to agree with dissolution, he is now leaning more towards waiting a year prior to dissolution.

Wayne Clark deferred to Peggy for her opinion. She offered further explanation of other options the city has available to help citizens and agrees all statements shared tonight are true and there really isn't a right or wrong choice. It's simply a decision that the Common Council and the Community Development Authority will need to make.

Don Nehmer emphasized his priority is to change our city dynamics from a community of rental properties to that of owner occupied and that if these funds could be used to assist with that, the option should be considered.

Ald. Roadt received an explanation from Patrick Schloss outlining the options of utilizing CDBG or multiple different options to continue to provide assistance to our citizens, emphasizing all options presented have positive aspects.

Karin Gale inquired if there are other TID's that will be reaching a completion status in the next few years which would offer a larger access of funds that would better utilize staff time and management.

Don Nehmer questioned and received confirmation that there are no spend down requirements.

A motion was made by Ald. Haass, seconded by Mr. Clark, to close the TID, this matter of was Approved. The motion carried by the following vote:

Aye: 4 - Mr. Clark, Ms. Gale, Ald. Czaplewski, and Ald. Haass

No: 2 - Mr. Matter, and Mr. Nehmer

4. [20-0173](#) Update on open consultant contracts for various redevelopment sites

Patrick Schloss presented.

This matter was Discussed.

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
- e. Hwy 100 Corridor
- f. S. 116 St. and W. Morgan Ave.
- g. Beloit Road Senior Housing Complex
- h. W. National Ave. Corridor
- i. 6610 W. Greenfield Ave.

These items were discussed.

F. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Haass to adjourn at 7:01 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.

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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.