



# City of West Allis

## Meeting Minutes

### Community Development Authority

Thursday, July 23, 2020

6:00 PM

City Hall  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order at 6:04 p.m.*

#### B. ROLL CALL

**Present** 4 - Ms. Karin M. Gale, Mr. Gerald C. Matter, Ald. Kevin Haass, and Martin J. Weigel  
**Excused** 3 - Mr. Wayne Clark, Christopher Saugstad, and Mr. Donald Nehmer

#### Staff

Patrick Schloss, Community Development Manager  
Shaun Mueller, Community & Economic Development Coordinator

#### C. APPROVAL OF MINUTES

##### Others Attending

Ald. Lajsic, Ald. Roadt  
Kris Moen, Deputy Finance Director/Finance Department

1. [20-0227](#) April 14, 2020 Draft Minutes

**Attachments:** [April 14, 2020 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

2. [20-0315](#) Resolution authorizing certain amendments relating to Redevelopment Revenue Bonds for the Renaissance Faire Project, and the execution of the related documents.

**Attachments:** [CDA Res. 1350 RenFaire II \(2020\) - Issuer Amended Resolution-4813-3969-7601-v4 - \(7-23-20\) signed](#)

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

3. [20-0316](#) Resolution to consider a sole source professional service contract with Tracy Cross & Associates, Inc. in the amount of \$26,500 for a market study on the West Allis housing market.

**Attachments:** [CDA- 1351-Market Study Contract - Beloit Rd Senior housing and various TIF districts - Tracy Cross & Assoc \(7-23-20\) signed](#)

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

4. [20-0317](#) Resolution to consider an amendment to the professional services contract up to \$8,000 with Concord group for a construction audit services for review of the hotel development within the Lincoln Avenue West Tax Increment Financing District.

Attachments: [CDA-1352- Concord Group - Audit Services for TIF 17 - Lincoln Ave. Redevelopment \(amended contract 2\) \\$8,000 \(7-23-20\) signed](#)

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

5. [20-0318](#) Resolution to consider a construction contract with Superior Home Improvements up to \$29,600 for replacing roofs at Beloit Road Senior Housing.

Attachments: [Beloit Rd. Roof Bid Summary - 2020](#)

This matter was Held.

6. [20-0319](#) Discussion relative on Lincoln Avenue West Tax Increment Financing District – Lincoln overpass fencing.

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

## F. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Ald. Weigel to adjourn at 6:43 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.