



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, September 11, 2018

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

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

B. ROLL CALL

- Present** 5 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Jason Metz, Ald. Michael J. Czaplewski, and Ald. Kevin Haass
- Excused** 2 - Mr. Peter Hansen, and Mr. Gerald C. Matter

Staff

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

Others Attending

Ald. Euteneier, Ald., Weigel, Ald. May, Ald. Barczak, Ald. Roadt
Peggy Steeno, Finance Director/Comptroller/Treasurer
Bruce Block, Reinhart Boerner
Dan Roskopf, Cobalt Partners

C. APPROVAL OF MINUTES

1. [18-00434](#) Approval of draft minutes of the July 10, 2018 meeting.

Attachments: [CDA Minutes 7-10-18 Draft Minutes \(Legistar\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [18-00506](#) Public Hearing on the 2019 Public Housing Authority Annual Plan.

Attachments: [Notice of Public Hearing](#)

Vice Chair Clark read the public hearing notice, inquired and received no comments from the public.

3. [18-00507](#) Resolution approving the 2019 Public Housing Authority Annual Plan.

Attachments: [CDA Res #1297 - 2019 Public Housing Authority Annual Plan](#)

Mr. Stibal provided a brief overview to the committee.

The 2019 Public Housing Authority Annual Plan is a comprehensive guide for the Public Housing Agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals.

This plan is a required submittal to the Housing and Urban Development (HUD) for the Housing Choice Voucher Program.

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

4. [18-00508](#) Discussion relative to the Purchase and Sale and Development Agreement by and between the Authority and Cobalt Partners, LLC for development within TIF 16 (S. 70 St. and Washington Street Corporate Office Corridor Plan).

Discussion ensued with questions being answered by staff.

F. CLOSED SESSION

At 6:13 p.m., Vice Chair Clark stated it was the intention of the Authority to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

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, September 11, 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 Purchase and Sale and Development Agreement by and between the Authority and Cobalt Partners, LLC for development within TIF 16 (S. 70 St. and Washington Street Corporate Office Corridor Plan).
- b) Discussion relative to the sale of properties within the TIF 14 (68th & Mitchell) Redevelopment Area.

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.

A motion was made by Ald. Haass and seconded by Jason Metz to convene in closed session at 6:14 p.m.

The motion carried by the following vote:

Aye: Wayne Clark, Vice Chair; Jason Metz, Ald. Haass, Ald. Czaplewski; Karin Gale

No: 0

Others present: Ald. Euteneier, Ald., Weigel, Ald. May, Ald. Barczak, Ald. Roadt
Peggy Steeno, Finance Director/Comptroller/Treasurer
Bruce Block, Reinhart Boerner
Dan Roskopf, Cobalt Partners

Staff was present on all matters discussed to provide background information and explain proposals.

Under Item a., discussion ensued relative to the Purchase and Sale and Development Agreement by and between the Authority and Cobalt Partners, LLC for development within TIF 16 (S. 70 St. and Washington Street Corporate Office Corridor Plan).

Under Item b., discussion ensued relative to the Discussion relative to the sale of properties within the TIF 14 (68th & Mitchell) Redevelopment Area.

Upon conclusion of the closed session at approximately 7:01 p.m. a motion was made by Ald. Czaplewski and seconded by Ald. Haass to reconvene 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.

- 5. [18-00509](#) Discussion relative to the sale of properties within the TIF 14 (68th & Mitchell) Redevelopment Area.

This item was discussed in closed session.

Discussion ensued with questions being answered by staff.

- 6. [18-00510](#) Discussion regarding purchase of property located at 6749-51 W. National Ave. (Perfect Screw Products) property.

Discussion ensued with questions being answered by staff.

- 7. [18-00511](#) Resolution approving the selection of the lowest bidder and to enter into a demolition contract with D & H Demolition, LLC for 9235 W. National Ave., in an amount not to exceed \$14,574.00.

Attachments: [CDA Res #1298 - D & H Demolition, LLC - 9235 W Nat'l Ave](#)

Discussion ensued with questions being answered by staff.

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

8. [18-00512](#) Resolution authorizing final payment to New Berlin Grading, Inc., in the amount of \$6,179.40 for the properties located at 7402-08 W. Washington St. and 1343 S. 73 St.

Attachments: [CDA Res #1299 - New Berlin Grading - final payment - 7402-08 W. Washington St](#)

Discussion ensued with questions being answered by staff.

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

9. [18-00513](#) 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 \$11,000.

Attachments: [CDA Res #1300 - AECOM - Home Juice Redevelopment Area - contract amendment \\$11,000](#)

Discussion ensued with questions being answered by staff.

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

10. [18-00514](#) Resolution amending Section 6-IG of the Public Housing Authority Administrative Plan relative to Asset requirements.

Attachments: [CDA Res #1301 - Section -6IG PHA Admin Plan relative to Asset Requirements](#)

Discussion ensued with questions being answered by staff.

Mr. Schloss outlined the current policy of determining the value of a checking account.

The current process requires the PHA to use the average monthly checking account balance for the last six months; this is being changed to use the current account balance.

Financial institutions have begun to charge participants for bank statements and will no longer provide PHA's or participants with six month averages necessitated this change.

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

11. [18-00515](#) Consideration relative to Reports for Beloit Road Senior Apartments, LLC.

Attachments: [Item 11 - Reports for Beloit Road Senior Apartments, LLC](#)

Wayne Clark, Vice Chair recommended accepting the Reports for Beloit Road Senior Apartments, LLC and placing them on file.

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
- 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
- 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. The Market/TIF Number Fifteen
- k. S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- l. S. 60 St. Corridor
- m. 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.
 - Discussion ensued with questions being answered by staff.
 - 4) Towne Centre Redevelopment
 - 5) Downtown Redevelopment
 - 6) Wisconsin State Fair Park
 - 7) Exterior Property Maintenance Program
 - 8) Hwy 100 Corridor - Potential Development Opportunities
 - Discussion ensued with questions being answered by staff.
 - 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
 - Discussion ensued with questions being answered by staff.
 - 15) 2020 Hwy 100 project
 - 16) I-94 Zoo Interchange

- 17) 6610 W. Greenfield Ave.
- n. Intergovernmental relations

G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Karin Gale and seconded by Wayne Clark to adjourn at 7:30 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.