



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Minutes

Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Aldersperson Cathleen M. Probst, Vice-Chair

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

Wednesday, April 5, 2017

6:02 PM City Hall Engineering/Development Conference Room 210

SPECIAL MEETING

A. CALL TO ORDER

The meeting was called to order by Aldersperson Lajsic at 6:02 p.m.

B. ROLL CALL

Present 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

Others Attending

Ald. Haass; Ald. May; Ald. Roadt; Ald. Weigel; Rebecca Grill, City Administrator; Cal Schultz, Keystone Development; Deborah Tomczyk, Reinhart Boerner Van Deuren, S.C.; Jason Korb, KA Architects; Ed Lisinski, Director of Building Inspections & Neighborhood Services; Gerald Matter, Chair, Community Development Authority; John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager, Kristi Johnson, Community Development Supervisor; Steven Schaer, Manager, Planning & Zoning Division and Jane Ford-Steward, Reporter, MyCommunityNOW

C. NEW AND PREVIOUS MATTERS

Previous Matters for Consideration

1. [2017-0163](#) Request by Timothy Farrell of Gemini Rosemont Commercial Real Estate to amend the official West Allis Zoning Map by rezoning property located at 1010-1304 S. 70 St. and the respective rights-of-way from M-1 Manufacturing District to C-3 Community Commercial District.

Presentations were made by Mr. Stibal and Mr. Schaer. Jason Korb of KA Architects; Deborah Tomczyk of Reinhart Boerner Van Deuren, S.C.; and Cal Schultz of Keystone Development also spoke. Discussion ensued among committee, staff & applicants.

This matter was Held

New Matters for Introduction

2. [2017-0194](#) Discussion/action relative to the redevelopment of the property located at 1010-1304 S. 70 St.

This matter was Discussed

3. [2017-0182](#) Discussion/action relative to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Glenn Rieder, Inc., its successors and/or assigns, for development of the property located at 1960 S. 67 Pl. and 6520 W. Becher Place.
- Mr. Stibal and Mr. Schloss gave a brief overview of the Agreement. Discussion ensued.*
- This matter was Discussed**
4. [R-2017-0086](#) Resolution approving the creation of an Economic Development Assistance program entitled, the National Avenue Energy Efficiency Loan Program, for the Six Points Farmers Market Redevelopment Neighborhood and for the National Avenue Commercial Corridor.
- Sponsors:** Administration & Finance Committee
- Mr. Schloss gave a summary of the program.*
- This matter was Held**
5. [2017-0184](#) Discussion/action relative to negotiating strategies for significant redevelopment opportunities.
- Mr. Stibal and Mr. Schloss gave an overview of redevelopment opportunities.*
- This matter was Discussed**
6. [2017-0185](#) Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
- This matter was Discussed in Closed Session**
7. [R-2017-0090](#) Resolution amending the 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
- This matter was Discussed in Closed Session and Held**
8. [2017-0188](#) Discussion/action relative to acquisition and redevelopment of the general area of 66th St. to 68th & Mitchell St. Redevelopment Area (TID #14).
- This matter was Discussed in Closed Session**
9. [2017-0195](#) Discussion/action relative to financial participation of future development by Cobalt Partners, Inc., for property located at 1205 S. 70 St.
- This matter was Discussed in Closed Session**
10. [2017-0187](#) Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave.
- This matter was Discussed in Closed Session**

D. 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*

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

- 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*

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

- a. *8614 W. Mitchell St.*
- b. *7402-08 W. Washington St.*

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

- c. *19** S. 55 St.*
- d. *2125 S. 70 St.*
- e. *912-14 S. 92 St.*
- f. *1343 S. 73 St.*
- g. *6901 & 69** W. Beloit Rd.*
- 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*
- l. *Intergovernmental relations*

E. CLOSED SESSION

At 7:15 p.m. Chair Lajsic stated it was the intention of the Committee to vote on a motion to convene in closed session at said time and place for the following (Items discussed out of agenda order):

1. Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

4. Discussion/action relative to financial participation of future development by Cobalt Partners, Inc., for property located at 1205 S. 70 St.

2. Resolution amending the 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.

3. Discussion/action relative to acquisition and redevelopment of the general area of 66th St. to 68th & Mitchell St. Redevelopment Area (TID #14).

5. Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave. and to take such further action as may be necessary and appropriate with respect to such matters.

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. Probst, seconded by Ald. Barczak, to convene in closed session at 7:15 p.m. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

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.

A motion was made by Ald. Probst, seconded by Ald. Reinke, to reconvene in open session at 8:13 p.m. The motion carried by the following vote:

Aye: 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

F. ADJOURNMENT

A motion was made by Ald. Probst, seconded by Ald. Vitale, to adjourn the meeting at 8:20 p.m. The motion carried unanimously.