



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, October 13, 2020

6:00 PM

City Hall - Virtual  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order at 6:02 p.m.*

#### B. ROLL CALL

**Present** 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Christopher Saugstad, Mr. Donald Nehmer, Ald. Kevin Haass, and Martin J. Weigel

#### Staff

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

#### Others Attending

Ald. Lajsic

#### C. APPROVAL OF MINUTES

1. [20-0463](#) September 8, 2020 Draft Minutes

**Attachments:** [September 8, 2020 Draft Minutes](#)

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

#### D. NEW AND PREVIOUS MATTERS

*At 6:29 p.m., a motion was made by Ald. Weigel, seconded by Ald. Haass to go into closed session to discuss items 2-4 on the agenda. Following the discussion of these items in closed session, the committee reconvened into open session at 7:02 p.m.*

2. [20-0464](#) Resolution approving a Letter of Intent Agreement between the Mandel Group and the Community Development Authority of the City of West Allis for Phase II of The Market development (South of National Avenue "SONA").

**Attachments:** [CDA RES: 1355-Letter of Intent- the Mandel Group - Phase II of the Market Dev SONA 10-13-20](#)  
[CDA - Letter of Intent - Mandel Group](#)  
[Mandel - LOI Exhibit A - The Site - 10.13.2020](#)  
[Mandel - LOI Exhibit B - Project Plan 10.13.20](#)  
[Mandel - LOI Exhibit C - 10.13.20](#)

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

3. [20-0466](#) Resolution to authorizing the Executive Director to enter into a Letter of Intent Agreement with 414 Brewing Company LLC for the sale of the property at 6749-51 W. National Avenue (Former Perfect Screw Property), 67\*\* W. National Avenue (former portion of National Salvage), and a portion of 67\*\* W. Mitchell St.

**Attachments:** [CDA RES: 1363 - Perfect Screw - 6749-51 W. National Ave. 10-13-20](#)  
[CDA - Letter of Intent - 6749-6751 W National Avenue West Allis](#)

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

4. [20-0467](#) Discussion relative to the redevelopment of 6771 W. National Avenue.

This matter was Discussed.

5. [20-0468](#) Resolutions to consider approving amended and restated Articles of Incorporation and Bylaws of First-Ring Industrial Redevelopment Enterprise, Inc.

**Attachments:** [CDA RES: 1364 - FIRE Restated Articles and Bylaws 10-13-20](#)  
[FIRE - Restated Articles of Incorporation](#)  
[FIRE - Amended and Restated Bylaws](#)

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

6. [20-0469](#) Resolution to consider a professional services contract with Ramboll in amount of \$4,900 to assist with preparing FY 2021 US EPA Brownfield Grant application.

**Attachments:** [CDA RES: 1365 - 2021 EPA Grant Writing-Ramboll 10-13-20](#)  
[CDA -FY21 EPA Grant Writing Proposal](#)

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

7. [20-0470](#) Resolution to consider the submittal of a FY 2021 US EPA Brownfield Community Wide Assessment Grant application for \$300,000.

**Attachments:** [CDA RES: 1366 - US EPA Brownsfield Grant Application FY 2021-10-13-20](#)

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

8. [20-0472](#) Resolution to consider Regional Analysis of Impediments to Fair Housing.

**Attachments:** [CDA RES: 1367- Regional Analysis of Impediments to Fair Housing 10-13-20](#)  
[CDA - 1367 Regional Analysis Draft-Volume One](#)

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

**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 Wayne Clark, seconded by Don Nehmer to adjourn at 7:05 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.