



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Agenda

Safety & Development Committee

Aldersperson Thomas G. Lajsic, Chair

Aldersperson Cathleen M. Probst, Vice-Chair

Alderspersons: Michael P. May, Rosalie L. Reinke, Vincent Vitale

Tuesday, August 20, 2013

6:00 PM

City Hall Room 128

SPECIAL MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

Minutes of the Regular Meeting of February 11, 2013 and minutes of the Recess Meetings of February 19, 2013, March 5, 2013, March 19, 2013, April 2, 2013, May 7, 2013, May 21, 2013, June 4, 2013, June 18, 2013, July 1, 2013, and August 6, 2013.

D. NEW AND PREVIOUS MATTERS

New Matters for Introduction and Discussion

1. **2013-0508** Discussion/action relative to traffic issues in and around the Speedway service station located at 715 S. 108 St.
2. **2013-0507** Discussion/action relative to obtaining online Building Permits.
3. **2013-0509** Discussion/action relative to the Resolution designating the boundaries for the proposed 116th & Rogers Redevelopment Plan, declaring such area to be blighted, and authorizing the creation of a Redevelopment Plan for such area located in the City of West Allis, WI.
4. **2013-0510** Discussion/action relative to the Resolution approving the 116th & Rogers Redevelopment Plan.
5. **2013-0514** Discussion/action relative to Resolution approving the Relocation Order for the 116th & Rogers Redevelopment Plan.

6. 2013-0511 Discussion/action relative to the Resolution authorizing a Memorandum of Understanding with Wangard Partners, Inc. for the former Yellow Freight Terminal properties located at 11406 and 11528 W. Rogers St.
7. 2013-0512 Discussion/action relative to the Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Waterpark Ventures Management Services, LLC (WVMS) for the development of a hotel in the 84th & Greenfield Redevelopment Area.
8. 2013-0515 Discussion/action relative to the Resolution authorizing the Director of Development to enter into amended contracts relative to general acquisition and relocation services with Single Source, Inc. and Terra Venture Advisors, LLC, in a total amount not to exceed \$10,000.00.
9. 2013-0513 Discussion/action relative to the Resolution approving the Cooperation Agreement by and between the City of West Allis and the Community Development Authority of the City of West Allis, for the City's administration of a \$127,000 Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant (SAG) for 11406 W. Rogers St.

E. CLOSED SESSION

PLEASE TAKE NOTICE that the Safety and Development Committee of the City of West Allis will meet, at approximately 6:00 p.m., or as soon thereafter as time permits, on Tuesday, August 20, 2013, in Room 128, City Hall, 7525 West Greenfield Avenue, 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 to discuss the following:

- a. Discussion/action relative to the former Yellow Freight Redevelopment Area located at 11528 W. Rogers St. and 11406 W. Rogers St. (TIF District No. Ten).*
- b. Discussion/action relative to the Resolution authorizing a Memorandum of Understanding with Wangard Partners, Inc. for the former Yellow Freight Terminal properties located at 11406 and 11528 W. Rogers St.*
- c. Discussion/action relative to the Development Agreement with Toldt Development, Inc.*
- d. Discussion/action relative to the Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Waterpark Ventures Management Services, LLC (WVMS) for the development of a hotel in the 84th & Greenfield 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 provision of Section 19.85(1)(e), Stats., which authorizes a governmental body 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.

Upon conclusion of the closed session, the Safety and Development Committee will reconvene in open session at said time and place, to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberation or any of the public agenda items that have not been acted upon.

F. 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. *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) *S. 54 St. and W. Burnham St.*
 - 5) *Towne Centre Redevelopment*
 - 6) *Downtown Redevelopment*
 - 7) *Wisconsin State Fair Park*
 - 8) *Exterior Property Maintenance Program*
 - 9) *Hwy 100 Corridor - Potential Development Opportunities*
 - 10) *1928 S. 62 St. - Plating Engineering Site*
 - 11) *S. 116 St. and W. Morgan Ave.*
 - 12) *Beloit Road Senior Housing Complex*
 - 13) *1942 S. 73 St. & 1301 S. 58 St. Kuhs Quality Homes, Inc.*
 - 14) *Neighborhood Stabilization Program*
 - 15) *First-Ring Industrial Redevelopment Enterprise (FIRE)*
 - 16) *S. 60 St. Corridor*
 - 17) *Milwaukee Ductile Iron - 68th & Mitchell St. Area*
 - 18) *6215 W. National Ave. (former Chalet Restaurant property)*
 - 19) *9** S. 70 St. Property/Cardinal Capital Management, Inc.*

G. OTHER MATTERS TO COME BEFORE THE COMMITTEE FOR DISCUSSION/ACTION

H. ADJOURNMENT

City of West Allis Common Council members may attend the above Safety & Development Committee Meeting for information gathering purposes. Should a quorum of Common Council members appear at this Committee meeting, a regular Common Council meeting may take place for the purposes of gathering information on an item listed on the Committee agenda. Should such a meeting occur, the date, time and location of the Common Council meeting will be that of the Safety & Development Committee as listed on the Safety & Development Committee agenda.

All meetings of the Safety & Development Committee 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.