



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, August 18, 2020

6:00 PM

City Hall - Virtual Meeting  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order at 6:00 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, Development Director  
Patrick Schloss, Community Development Manager  
Shaun Mueller, Community & Economic Development Coordinator

#### Others Attending

Ald. Lajsic,  
Steve Schaer, Planning & Zoning Division, Manager  
Kris Moen, Deputy Finance Director/Finance Division  
Ed Lisinski, Director, Building Inspection & Neighborhood Services

#### C. NEW AND PREVIOUS MATTERS

1. [20-0348](#) Resolution to consider Amendment #1 to the Purchase and Sale Agreement by and between Six Points West Allis Apartments, LLC and the Community Development Authority of the City of West Allis relative to the Development Finance Agreement (North of National Avenue "NONA")  
**This matter was No action taken.**
2. [20-0349](#) Resolution to consider a Letter of Intent 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")  
**This matter was No action taken.**
3. [20-0350](#) Resolution to consider the 5th Amendment to the Amended and Restated Development Agreement between Whitnall-Summit Company, LLC, Whitnall Summit Development Corporation and the Community Development Authority of the City of West Allis and First-Ring Industrial Redevelopment Enterprise, Inc.

**Attachments:** [Amendment 5 to Summit Place Amended & Restated Development Agreement - signed w attachments](#)

A motion was made by Weigel, seconded by Ald. Haass, that this matter was Approved. The motion carried by the following vote:

**Aye:** 6 - Mr. Clark, Ms. Gale, Saugstad, Mr. Nehmer, Ald. Haass, and Weigel

**No:** 0

**Abstain:** 1 - Mr. Matter

4. [20-0351](#) Discussion relative to Lincoln Avenue West Tax Increment Financing District - Lincoln overpass fencing

**This matter was Discussed.**

5. [20-0352](#) Discussion relative to federal "HOME" Funds and commitment and allocation of program income for 2020 and 2021

**This matter was Discussed.**

6. [20-0353](#) Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a new construction contract with Kuhs Quality Homes, Inc. for construction of a single-family home located at 9235 W. National Avenue, in the amount of \$302,220

**Attachments:** [Kuhs Quality Homes 9235 W Nat'l Ave \(8-18-20\) signed](#)

*This item was amended to add 10% contingency.*

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

7. [20-0354](#) Resolution to consider a professional service sole source contract with Lutheran Social Services to provide service coordination of a Family Self-Sufficiency Program as part of the Housing Choice Voucher and Veteran Affairs Supportive Housing programs in the amount of \$96,687

**Attachments:** [Sole Source contract - Lutheran Social Service -Family Self Sufficiency Prg-Housing Choice Voucher & Veteran Affairs Supportive Housing Prg \\$96,687 \(8-18-20\) Signed w attachments](#)

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

#### **D. 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.

*At 6:53 p.m., a motion was made by Ald. Weigel, seconded by Wayne Clark, to go into*

*closed session to discuss items 2-6 on the agenda. Following discussion of these items in closed session, the committee reconvened into open session at 6:53 p.m.*

**E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Weigel to adjourn at 7:19 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.