



# City of West Allis

## Meeting Minutes

### Community Development Authority

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Tuesday, May 8, 2018

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

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

#### B. ROLL CALL

**Present** 6 - Mr. Wayne Clark, Mr. Peter Hansen, Mr. Gerald C. Matter, Mr. Jason Metz, Ald. Michael J. Czaplewski, and Ald. Kevin Haass  
**Excused** 1 - Ms. Karin M. Gale

#### Staff

John Stibal, Development Department Director  
Patrick Schloss, Community Development Manager

#### Others Attending

Ald. Lajsic, Ald. May, Ald Roadt,  
Peggy Steeno, Finance Director/Comptroller/Treasurer

#### C. APPROVAL OF MINUTES

1. [18-00260](#) Approval of draft minutes of the April 10, 2018 meeting.

**Attachments:** [April 10, 2018 Meeting Minutes \(draft\)](#)

**A motion was made by Ald. Czaplewski, seconded by Mr. Metz, that this matter was Approved.  
The motion carried by the following vote:**

**Aye:** 6 - Mr. Clark, Mr. Hansen, Mr. Matter, Mr. Metz, Ald. Czaplewski, and Ald. Haass

**No:** 0

#### D. NEW AND PREVIOUS MATTERS

2. [18-00262](#) Annual election of Chairperson and Vice-Chairperson.

A motion was made by Ald. Haass and seconded by Wayne Clark to nominate Gerald Matter as Chairperson of the Community Development Authority of the City of West Allis.

The motion carried unanimously.

A motion was made by Ald. Haass and seconded by Jason Metz to nominate Wayne Clark as Vice-Chairperson of the Community Development Authority of the City of West Allis.

Mr. Matter inquired if there were any further nominations.

There being no further nominations, Mr. Matter declared the nominations closed.

The motion carried unanimously.

3. [18-00261](#) Discussion relative to the S. 70 St. Corridor Corporate Office Complex Plan.

Discussion ensued with questions being answered by staff.

4. [18-00263](#) Resolution authorizing the Executive Director to prepare a plan for the creation of the Tax Increment District No. 16 - S. 70th and Washington Street Corporate Office Corridor Plan.

**Attachments:** [CDA Resolution No. 1281 - Creation of TID 16](#)

This item was discussed in closed session.

5. [18-00264](#) Resolution approving a sole source contract with Ehlers & Associates, Inc. for the preparation of the Tax Increment District No. 16 - S. 70th and Washington Street Corporate Office Corridor Plan in the amount of \$15,000.

**Attachments:** [CDA Resolution No. 1282 - Ehlers & Assoc. - TID 16](#)

[Ehlers & Associates - Scope of Service - TID 16](#)

[TIF 16 Contract - Ehlers & CDA](#)

This item was discussed in closed session.

6. [18-00265](#) Resolution re-approving Amendment #5 to the Purchase and Sale 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.

**Attachments:** [CDA Resolution No. 1283 - Re-approving Amendment #5 PS - Element 84,](#)

[LLC](#)

[Amendment #5 - Purchase & Sale Agreement - Element 84, LLC](#)

Discussion ensued with questions being answered by staff.

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

**Aye:** 5 - Mr. Hansen, Mr. Matter, Mr. Metz, Ald. Czaplewski, and Ald. Haass

**No:** 1 - Mr. Clark

7. [18-00266](#) Discussion relative to redevelopment of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.

This item was discussed in closed session.

8. [18-00267](#) Discussion relative to the industrial space at 6682 W. Greenfield Avenue (formerly Global Power Components).

This item was discussed in closed session.

9. [18-00268](#) Discussion relative to redevelopment of the property at 6610 W. Greenfield Avenue (former Allis-Chalmers Payroll office).

This item was discussed in closed session.

## 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
- 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
- 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
    - Discussion ensued with questions being answered by staff.
  - 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
    - 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

l. Intergovernmental relations

## F. CLOSED SESSION

At 6:39 p.m., Chair Matter 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, May 8, 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 S. 70 St. Corridor Corporate Office Complex Plan.
- b) Discussion relative to the redevelopment of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.
- c) Discussion relative to the industrial space at 6682 W. Greenfield Avenue (formerly Global Power Components)
- d) Discussion relative to redevelopment of the property at 6610 W. Greenfield Avenue (former Allis-Chalmers Payroll office).

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 Wayne Clark and seconded by Jason Metz to convene in closed session at 6:39 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Ald. Haass; Jason Metz; Pete Hansen

No: 0

Others present: John Stibal, Development Department Director  
Patrick Schloss, Community Development Manager  
Ald. Lajsic, Ald. May, Ald. Roadt  
Peggy Steeno, Finance Director/Comptroller/Treasurer

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

Under Item a., discussion ensued relative to the S. 70 St. Corridor Corporate Office Complex Plan.

Under Item b., discussion ensued relative to the redevelopment of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.

Under Item c., discussion ensued relative to the industrial space at 6682 W. Greenfield Avenue (formerly Global Power Components)

Under Item d., discussion ensued relative to the redevelopment of the property at 6610 W. Greenfield Avenue (former Allis-Chalmers Payroll office).

Upon conclusion of the closed session at approximately 7:15 p.m. a motion was made by Wayne Clark and seconded by Ald. Czaplewski 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.

The motion carried unanimously.

4. [18-00263](#) Resolution authorizing the Executive Director to prepare a plan for the creation of the Tax Increment District No. 16 - S. 70th and Washington Street Corporate Office Corridor Plan.

**Attachments:** [CDA Resolution No. 1281 - Creation of TID 16](#)

Discussion ensued with questions being answered by staff.

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

**Aye:** 6 - Mr. Clark, Mr. Hansen, Mr. Matter, Mr. Metz, Ald. Czaplewski, and Ald. Haass

**No:** 0

5. [18-00264](#) Resolution approving a sole source contract with Ehlers & Associates, Inc. for the preparation of the Tax Increment District No. 16 - S. 70th and Washington Street Corporate Office Corridor Plan in the amount of \$15,000.

**Attachments:** [CDA Resolution No. 1282 - Ehlers & Assoc. - TID 16](#)  
[Ehlers & Associates - Scope of Service - TID 16](#)  
[TIF 16 Contract - Ehlers & CDA](#)

Discussion ensued with questions being answered by staff.

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

**Aye:** 6 - Mr. Clark, Mr. Hansen, Mr. Matter, Mr. Metz, Ald. Czaplewski, and Ald. Haass

**No:** 0

7. [18-00266](#) Discussion relative to redevelopment of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.

Discussion ensued with questions being answered by staff.

**This matter was Held**

8. [18-00267](#) Discussion relative to the industrial space at 6682 W. Greenfield Avenue (formerly Global Power Components).

Discussion ensued with questions being answered by staff.

*Mr. Matter recused himself from the discussion relative to the buildings with the former Allis Chalmer Complex.*

**This matter was Held**

9. [18-00268](#) Discussion relative to redevelopment of the property at 6610 W. Greenfield Avenue (former Allis-Chalmers Payroll office).

Discussion ensued with questions being answered by staff.

**This matter was Held**

## G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Ald. Czaplewski to adjourn at 7:16 p.m.

Respectfully submitted,

Patrick Schloss  
Department of Development



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.