



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, February 11, 2020

6:01 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order at 6:01 p.m. in Room. 128*

#### B. ROLL CALL

- Present** 6 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Christopher Saugstad, Ald. Michael J. Czaplewski, and Ald. Kevin Haass
- Excused** 1 - Mr. Donald Nehmer

#### Staff

Patrick Schloss, Community Development Manager  
Shaun Mueller, Community & Economic Development Coordinator

#### Others Attending

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

#### C. APPROVAL OF MINUTES

1. [20-0082](#) January 14, 2020 Draft Minutes

**Attachments:** [January 14, 2020 Draft Minutes](#)

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

*At 6:05 p.m., a motion was made by Wayne Clark, seconded by Ald. Haass, to go into closed session to discuss items 2-4 on the agenda. Following discussion of these items in closed session, the committee reconvened in open session at 6:55 p.m.*

#### D. NEW AND PREVIOUS MATTERS

2. [20-0089](#) Discussion relative to proposed Development Agreement Amendment between the Community Development Authority of the City of West Allis and Cobalt Partners LLC, Tax Incremental District 16, within the S. 70 St. Corridor (West Quarter)
- This item was discussed in closed session.**
3. [20-0090](#) Discussion relative to development proposal near S. 82 and W. National Ave., Pioneer Neighborhood
- This item was discussed in closed session.**
4. [20-0091](#) Resolution to consider economic assistance to West Allis Community Child Care located at 6682 W. Greenfield Ave., in the amount of \$113,000

*Attachments:* [CDA Resolution 1347 \(Signed\)](#)

*This item was discussed in closed session.*

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

*At 6:55 p.m., the committee reconvened in open session.*

5. [20-0092](#) Annual Report of Tax Increment Financing Districts #1 - #18

*Patrick Schloss presented in open session.*

*Discussion ensued with questions being answered by staff.*

6. [20-0093](#) Update on open consultant contracts for various redevelopment sites

*Patrick Schloss presented in open session.*

*Discussion ensued with questions being answered by staff. Additional updates will be presented at future meetings.*

7. [20-0094](#) Review of Better Block Summary Report for S. 60 St. and Burnham Pointe

*Attachments:* [Better Block Summary Report](#)

*Shaun Miuller presented in open session.*

*Discussion ensued with questions being answered by staff.*

8. [20-0095](#) Resolution to consider Beloit Road Senior Living Complex proposed rent changes

**This matter was Held.**

## **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 - 7030 W. National
- k. 6610 W. Greenfield Ave.
- l. Boy Blue - 8322 W Lincoln Ave.
- m. Motor Castings (1339-47 S. 65 St., 1323 S. 65 St. (factory) & 6500 W. Washington St.)

*These items were discussed.*

## **F. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Ald. Haass to adjourn at 7:20 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.