



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Meeting Minutes

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*

*Aldersperson Cathleen M. Probst, Vice-Chair*

*Alderspersons: Gary T. Barczak, Rosalie L. Reinke, Vincent Vitale*

Wednesday, September 13, 2017

6:00 PM

City Hall Room 128

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order by Aldersperson Lajsic at 6:00 p.m.*

#### B. ROLL CALL

**Present** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

#### Others Attending

*John F. Stibal, Director of Development; Patrick Schloss, Community Development Manager; Kristi Johnson, Community Development Supervisor; Aldersperson Martin Weigel; Aldersperson Dan Roadt; Rebecca Grill, City Administrator; Jenna Merten, Assistant City Attorney; Peggy Steeno, Finance Director; Mike Harrigan & Frank Roman, Ehlers & Associates; and Ian Martin, Mandel Group.*

#### C. APPROVAL OF MINUTES

1. [2017-0588](#) Minutes (draft) of the Recess meetings of June 20, 2017, July 11, 2017, August 1, 2017 and September 5, 2017.

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

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

#### D. NEW AND PREVIOUS MATTERS

2. [R-2017-0243](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development north of W. National Ave. (NoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.

**Sponsors:** Safety & Development Committee

**This matter was Held**

3. [2017-0589](#) Discussion/action relative to Mandel Group Properties, LLC's proposed development south of W. National Ave. (SoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.

**This matter was Held**

4. [2017-0586](#) Discussion relative to the sale of public land located within the 68th and Mitchell St. Redevelopment Area (TID#14).

**This matter was Held**

5. [2017-0592](#) Discussion/action relative to acquisition of real estate in the vicinity of S. 70 St. and W. Washington St.

**This matter was Held**

6. [R-2017-0244](#) Resolution authorizing the City Attorney to proceed with foreclosure of the property located at 2892 S. 96 St.

**Sponsors:** Safety & Development Committee

**A motion was made by Ald. Reinke, seconded by Ald. Vitale, that this matter was Recommended For Adoption. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

7. [R-2017-0242](#) Resolution approving a Satisfaction of Mortgage, originally granted by Pressed Steel Tank Co. to the City of West Allis for the property located at 14\*\* S. Six Points Crossing (Tax Key Nos. 454-0651-000 and 454-0652-000) and 65\*\* W. Lapham St. (Tax Key No. 454-0269-000).

**Sponsors:** Safety & Development Committee

**A motion was made by Ald. Barczak, seconded by Ald. Probst, that this matter was Recommended For Adoption. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

8. [2017-0590](#) Update relative to the Element 84 multi-family development within the 84th and Greenfield Redevelopment Area.

**This matter was Held**

9. [R-2017-0241](#) Resolution authorizing the purchase of the \$190,000 note from the Community Development Authority of the City of West Allis for Carnegie Place LLC in an amount not to exceed \$1.00.

**Sponsors:** Safety & Development Committee

**A motion was made by Ald. Probst, seconded by Ald. Vitale, that this matter was Recommended For Adoption. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

No: 0

- 10. [2017-0593](#) Communication from the Director of Development transmitting the FY 2016 Tax Incremental Financing Report.

**A motion was made by Ald. Probst, seconded by Ald. Reinke, that this matter was Recommended to be Placed on File. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

**E. CLOSED SESSION**

*At 7:36 p.m., Chair Lajsic stated it was the intention of the Committee to vote on a motion to convene in closed session at said time and place for the following:*

- a. Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development north of W. National Ave. (NoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.*
- b. Discussion/action relative to Mandel Group Properties, LLC's proposed development south of W. National Ave. (SoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.*
- c. Discussion relative to the sale of public land located within the 68th and Mitchell St. Redevelopment Area (TID #14).*
- d. Discussion/action relative to acquisition of real estate in the vicinity of S. 70 St. and W. Washington St.*
- e. Resolution authorizing the City Attorney to proceed with foreclosure of the property located at 2892 S. 96 St.*

*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 Ald. Probst, seconded by Ald. Barczak, to convene in closed session at 7:36 p.m. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

*Upon conclusion of the closed session at approximately 8:25 p.m., the Safety & Development Committee reconvened in open session at said time and place 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.*

**A motion was made by Ald. Probst, seconded by Ald. Barczak, to reconvene in open session. The motion carried by the following vote:**

**Aye:** 5 - Ald. Lajsic, Ald. Probst, Ald. Barczak, Ald. Vitale, and Ald. Reinke

**No:** 0

## **F. ADJOURNMENT**

*A motion was made by Ald. Probst, seconded by Ald. Reinke to adjourn the meeting at 8:34 p.m. The motion carried unanimously.*