



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

Wednesday, September 13, 2017

6:00 PM

City Hall Room 128

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

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.

Attachments: [SD Minutes Recess 6-20-17](#)
[SD Minutes Recess 7-11-17](#)
[SD Minutes Recess 8-1-17](#)
[SD Minutes Recess 9-5-17](#)

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

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.
4. [2017-0586](#) Discussion relative to the sale of public land located within the 68th and Mitchell St. Redevelopment Area (TID#14).
5. [2017-0592](#) Discussion/action relative to acquisition of real estate in the vicinity of S. 70 St. and W. Washington St.
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

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
- Attachments:* [Satisfaction of Mortgage](#)
8. [2017-0590](#) Update relative to the Element 84 multi-family development within the 84th and Greenfield Redevelopment Area.
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
10. [2017-0593](#) Communication from the Director of Development transmitting the FY 2016 Tax Incremental Financing Report.
- Attachments:* [MEMO Transmitting TID Report \(9-8-17\)](#)
[TID Report 2016 - FINAL 8-25-17 \(reduced\)](#)

E. CLOSED SESSION

PLEASE TAKE NOTICE that the Safety & Development Committee of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Wednesday, September 13, 2017, 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. 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.

Upon conclusion of the closed session, the Safety & Development Committee will convene 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.

F. ADJOURNMENT

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.