



**City of West Allis**  
**Meeting Agenda**  
**Community Development Authority**

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Tuesday, April 10, 2018

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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**REGULAR MEETING**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES**

1. [18-00194](#) Approval of draft minutes of the March 13, 2018 meeting.

*Attachments:* [March 13, 2018 Meeting Minutes \(draft\)](#)

**D. NEW AND PREVIOUS MATTERS**

2. [18-00196](#) Discussion relative to the acquisition of properties within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co Line.
3. [18-00195](#) Resolution authorizing \$7,000 for appraisal services for properties located within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co Line.
4. [18-00197](#) Discussion relative to the acquisition of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.
5. [18-00198](#) Discussion relative to the S. 70 St. Corridor Corporate Office Complex Plan.
6. [18-00199](#) Resolution approving Amendment #6 to the Purchase & Sale Agreement, Development Financing Agreement, and Development 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.
7. [18-00200](#) Resolution authorizing the funding in an amount not to exceed \$15,000 for marketing and promotion of the West Allis Farmers Market.
8. [18-00201](#) Resolution approving a National Avenue Corridor Code Compliance Forgivable Loan to Antigua Latin Restaurant, LLC in an amount not to exceed \$8,500 for the property located at 6207W. National Avenue.
9. [18-00202](#) Resolution approving a \$2,500 Proposal for Assistance with Ramboll for the preparation of an application for EPA Revolving Loan Fund Supplemental Funding.
10. [18-00203](#) Discussion relative to the acquisition of properties within the southside of National Ave. between S. 92 & S. 93 St.

**E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES**

- a. *Six Points/Farmers Market Redevelopment Area/TIF Number Five*
- 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) *S. 70 St. Corridor*
  - 2) *Veterans Park Redevelopment Area/TIF Number Two*
  - 3) *Quad/Graphics/TIF Number Three*
  - 4) *S. 60 St. and W. Beloit Rd.*
  - 5) *Towne Centre Redevelopment*
  - 6) *Downtown Redevelopment*
  - 7) *Wisconsin State Fair Park*
  - 8) *Exterior Property Maintenance Program*
  - 9) *Hwy 100 Corridor – Potential Development Opportunities*
  - 10) *1928 S. 62 St. – Plating Engineering Site*
  - 11) *S. 116 St. and W. Morgan Ave.*
  - 12) *Beloit Road Senior Housing Complex*
  - 13) *Neighborhood Stabilization Program and HOME Program activities*
    - a. *1970 S. 78 St.*
    - b. *2415 S. 66 St.*
  - 14) *First-Ring Industrial Redevelopment Enterprise (FIRE)*
  - 15) *W. National Ave. Corridor*
  - 16) *I-94 Zoo Interchange*
- l. *Intergovernmental relations*

**F. CLOSED SESSION**

*Notice of Closed Session of the Community Development Authority.*

*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, April 10, 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 acquisition of properties within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co Line.*
- b. Discussion relative to the acquisition of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.*
- c. Discussion relative to the S. 70 St. Corridor Corporate Office Complex Plan.*
- d. Discussion relative to the acquisition of properties within the southside of National Ave. between S. 92 & S. 93 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 Community Development Authority 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.*

**G. ADJOURNMENT**

All meetings of the Community Development Authority 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.