



City of West Allis
Meeting Minutes
Community Development Authority

Tuesday, August 13, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

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

Staff

John Stibal, Development Director
Shaun Mueller, Community & Economic Development Coordinator

Others Attending

Ald. Lajsic, Ald. Roadt, Ald. Weigel, Ald. Stefanski
Peggy Steeno, Finance Director/Comptroller/Treasurer
Bob Monnat, Elizabeth Adler

C. APPROVAL OF MINUTES

1. [19-0476](#) June 19, 2019 & July 9, 2019 Draft Minutes

Attachments: [June 19, 2019 Draft Minutes](#)
[July 9, 2019 Draft Minutes](#)

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

D. NEW AND PREVIOUS MATTERS

2. [19-0477](#) Discussion in regards to Mandel Group's progress on "The West" development, located at 6774 W. National Ave. and the proposed South of National Avenue (SoNa) Development at 66** W. National Ave., (Tax Key No's 454-0649-000, 454-0648-000 and 454-0650-000).

This item was discussed in both open and closed session.

Discussion ensued with questions being answered by staff.

Bob Monnat, on behalf of the Mandel Group provided a detailed update on the development project.

3. [19-0478](#) Discussion relative to the properties located at 106** & 10620 W. Greenfield Ave. (former Burger King)

Discussion ensued with questions being answered by staff.

4. [19-0479](#) Resolution amending a professional services contract with The Concord Group (TCG) in an amount not to exceed \$20,000 for advisory services relative to the creation of Tax Incremental District Number Seventeen, City of West Allis (Lincoln West Corridor).

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

5. [19-0483](#) Discussion relative to Lincoln West Corridor Tax Increment District #17.

This item was discussed in closed session.

6. [19-0480](#) Resolution authorizing the Executive Director to enter into a Letter of Intent Agreement with Baum Revision, LLC Group for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St. (Tax Key No. 453-0564-002 and portions of Tax Key No. 454-0251-001)

Attachments: [CDA Res #1328 - LOI - Baum Revision, LLC](#)
[Baum Revision, LLC -LOI \(signed\) \(8-26-19\)](#)

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.

7. [19-0481](#) Discussion relative to the property at 1323 S. 65 St. (Former Motor Castings Co.)

This item was discussed in closed session.

8. [19-0482](#) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

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
- b. S. 67 & W. Washington St./TIF Number Seven - 6610 W. Greenfield Ave.
- c. 84th & Greenfield/TIF Number Eleven
- d. Former Teledyne Site/TIF Number Twelve
- e. S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- f. S. 60 St. and W. Beloit Rd.
- g. Hwy 100 Corridor - Potential Development Opportunities
- h. Highway 100 Market Analysis & Conceptual Plan
- i. Becher St. Commercial Corridor

These items were discussed.

At 7:07 p.m., a motion was made by Wayne Clark, seconded by Ald. Czaplewski, to go into closed session to discuss items 2 & 5-8 on the agenda. Following discussion of these items in closed session, the committee moved to adjourn the meeting.

The motion carried unanimously.

Closed session items discussed and consensus given.

F. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Haass, seconded by Jason Metz to adjourn at 8:46 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.