



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, July 9, 2019

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

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

#### Staff

John Stibal, Development Director  
Patrick Schloss, Community Development Manager  
Shaun Mueller, Community & Economic Development Coordinator

#### Others Attending

Ald. Lajsic, Ald. Reinke, Ald. Weigel, Ald. Stefanski  
Peggy Steeno, Finance Director/Comptroller/Treasurer  
Pamela A. Lusty, Brian Randall, Diane Henneman, Chris Korjenek, Katharine Foley,  
Todd Taves, Tiffany Stark, Jessica Rawling, Ashley Altmeyer, Jeff & Sherry Mathison,  
John Reynolds, Scott Goldman, Bob Monnat, Charlie Monnat, Vetsal Desai

#### C. NEW AND PREVIOUS MATTERS

1. [19-0436](#) Public Hearing to consider the sale of public land for the property located at 1706 S. 68 St. (Tax Key No. 453-0776-003), to UHS of Delaware, Inc.\Milwaukee Behavioral Health, LLC in the 68th & Mitchell Redevelopment Area.

**Attachments:** [Notice of Public Hearing-Sale of Land-1706 S 68 St](#)

*Mr. Stibal presented an overview and addressed questions from the Community Development Authority regarding the consideration of the sale of public land for the property located at 1706 S. 68 St. (Tax Key No. 453-0776-003), to UHS of Delaware, Inc.\Milwaukee Behavioral Health, LLC in the 68th & Mitchell Redevelopment Area.*

*Discussion ensued with questions being answered by all presenters.*

*Chair Matter inquired on whether there are any comments from the public.*

*Pamela A. Lusty -1724 S. 69 St. long term resident, concerns regarding appropriate use for this lot, received different answers on the same questions regarding crime statistics and metrics, questioned why this is being proposed in a residential area and requested clarification on that actual dynamics as information has changed from that originally presented. Inquired if UHS is being sued by their shareholders and how training is handled for staff to ensure the community is safe.*

*Ashley Altmeyer -1644 S. 69 St., concerns regarding increased traffic and people with mental health care problems in an inappropriate location, has done a lot of research on UHS since the St. Augustine's meeting, sites data regarding wrong doing and unfavorable reasons to not allow this process to continue as we aren't informed on UHS's reputation.*

*Jeff & Sherry Mathison - 1138 S. 75 St., inquired if other local facilities have been consulted as they are well established and experts in this field and requested more thought and time be given to this proposal before making decisions. How will the increase in traffic within the neighborhood be dealt with and ensure that proper staffing levels are maintained at the facility.*

*Diane Henneman, Division Vice President for United Health Services, addressed the concerns presented by those in the audience. She disagrees with the information shared and questioned the context of what was represented. She welcomes the opportunity to address specific questions, and explained the insurance uncompensated care topic, and the topic of walk-in patients and the legal responsibility to ensure they are adequately treated. Heavily regulated and audited processes are adhered to.*

*Mr. Stibal, explained Milwaukee County did the vetting process after extensive investigation into the company and determined that due diligence was done and the qualified candidate was chosen.*

*Brian Randall, Attorney with Davis & Kuelthau, on behalf of UHS, explained they have tried to be very consistent with sharing information. The application of May 31, 2019, has remained consistent with the proposal submitted. Claims and allegations on the internet from a source of 87,000 employees, following a six year investigation and no validity has been found on the accusations. Trained staff will utilize their experience, along with generators on site to ensure the safe experience for all concerned. Mr. Randall addressed the question regarding whether the shareholders are suing UHS and explained the circumstances and context and the denial of UHS regarding this matter.*

*Tiffany Stark -6414 W. Burnham St., is a resident and a mental health professional, explained that a restricted environment is the best for the patient, insurance does not pay indefinitely, and agrees it's an uncomfortable topic but expressed the desperate need of this facility and its' services.*

*Wayne Clark inquired as to what extent the Development Department has undertaken regarding due diligence. Mr. Stibal advised the police chief along with Milwaukee County have looked into the allegations that are on the internet and are comfortable with the responses and denial by UHS. Mr. Clark further questions the topic of patient egress and what the process will be. Mr. Stibal advised there will be a discharge protocol that will replicate in our Special Use Permit that there will be a specific egress location along with the requirement of a designated discharge process.*

*Receiving no further questions and/or comment Chair Matter closed this hearing.*

2. [19-0437](#) Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 17 (Lincoln West Corridor), 10201 W. Lincoln Ave., City of West Allis.

Attachments: [Notice of Public Hearing - TIF 17](#)

*Mr. Stibal presented an overview regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 17 (Lincoln West Corridor), 10201 W. Lincoln Ave., City of West Allis.*

*Mr. Schloss introduced Todd Taves of Ehlers regarding the economic review process and boundaries, clarifying that this is a developer funded TIF. meaning the developer would need to borrow the money, perform in order to gain any of the benefit. The TIF plan was created with a broader range to develop additional opportunities. This opportunity is considered a Rehabilitation or Conservation TIF which is a statutory requirement when identifying which type of TIF is being created. Seventeen (17) parcels will provide a \$12MM base, encompassing an area from 102nd to 106th St. A loan pool would also be created to improve properties within a ½ mile radius of the TIF, for usage by business and/or homeowners to make need improvements.*

*Discussion ensued with questions being answered by all presenters.*

*Chair Matter inquired on whether there are any comments from the public.*

*A comment was shared to provide a light which would better direct traffic as this area can become highly congested and make crossing the street difficult.*

*Receiving no further questions and/or comment Chair Matter closed this hearing.*

3. [19-0438](#) Resolution authorizing the sale of land for the property located at 1706 S. 68 St. (Tax Key No. 453-0776-003), to UHS of Delaware, Inc.\Milwaukee Behavioral Health, LLC in the 68th & Mitchell Redevelopment Area.

Attachments: [CDA Res #1323 - Signed](#)

*This item was discussed in closed session.*

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

4. [19-0439](#) Resolution approving a Purchase and Sale Agreement by and between the Community Development Authority of the City of West Allis and UHS of Delaware, Inc.\Milwaukee Behavioral Health, LLC for new construction of a behavioral health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 17\*\* S. 68 St.

**Attachments:** [Davis & Kuelthau Letter](#)  
[Purchase & Sale Agreement](#)  
[Exhibit E to Purchase & Sale Agreement](#)  
[Exhibit F to Purchase & Sale Agreement](#)  
[Performance Guarantee](#)  
[CDA Res #1324 - Signed](#)

*This item was discussed in closed session.*

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

5. [19-0440](#) Resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 17 (Lincoln West Corridor), City of West Allis, Wisconsin.

**Attachments:** [TID No 17 Project Plan - DRAFT 6-19-19](#)  
[CDA Res #1325 - Signed](#)

*Discussion ensued with questions being answered by staff.*

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

6. [19-0441](#) Resolution authorizing the Executive Director to enter into a Letter of Intent Agreement with Capri Restaurant Group for property located at 6610 W. Greenfield Ave.

**Attachments:** [Letter of Intent - Capri Restaurant Group](#)  
[CDA Res #1326 - Signed](#)

*This item was discussed in open session, followed by discussion in closed session.*

*Discussion ensued with questions being answered by staff.*

*Mr. Schloss outlined the original intent of the CDA to purchase this property, and the vision to attract a complimentary use with Mandel Development. They are looking to do a new restaurant and entertainment venue. This project falls within TIF 7 boundaries.*

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

7. [19-0442](#) Discussion on the response to the Request for Proposals submitted for 6771 W. National Ave. and adjacent parcels.

*Mr. Stibal outlined the proposal for the benefit of the Community Development Authority and those present.*

*Mr. Mueller further explained the RFP responses and the interest generated into this area, along with potential Historic Tax Credits. Five responses were received in total, two for the Historical aspect of the proposal.*

*The members of Baum Revision explained the project and their vision for this*

area to make it unique to our area.

Mr. Clark commented on the event space concept and how they justify the validity of this space, and received a detailed explanation on the vision and the hosting of events to help supports the tenants and guest that wouldn't traditionally go to area and utilize this unique and flexibility of this space.

Ald. Weigel stated he was very impressed with the Garver Feed Mill and the processing of bringing in tenants to a unique area and questioned that parking for the event space on how this is being addressed in Madison and what the proposal would be for our area.

Eighty (80) dedicated spaces with the ability to increase the parking as needed, was explained by Baum Revision, but also stated that the total number of spaces isn't know, however the venture with Mandel would help address this situation. Parking would be an issue to workout if Baum Revision doesn't partner with Mandel.

Bob Monnat of The Mandel Group, requested to come back to the next meeting to provide a very detailed update on the progress and site developments. With multi-family housing we are able to generate lots of value pe square foot and provides for a nicely screened area in the back of the property. 180-200 parking stalls would be available to address the parking needs. Further explanation was presented as to why they chose to partner with Baum Revision to further develop this area, and how this addresses what the market is seeking to further intensify this area.

Mr. Mueller continued outlining the other proposals received and the feedback discussed.

Mr. Metz requested further clarification regarding the Jeffers proposal of 74 partial underground parking stalls.

Following this discussion, this item was discussed in closed session.

**This matter was Discussed**

#### **D. 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. The Market/TIF Number Fifteen
  - This item was discussed.
- k. S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- l. S. 60 St. Corridor
- m. Veterans Park Redevelopment Area/TIF Number Two
- n. Quad/Graphics/TIF Number Three

- o. S. 60 St. and W. Beloit Rd.
- p. Towne Centre Redevelopment
- q. Downtown Redevelopment
- r. Wisconsin State Fair Park
- s. Exterior Property Maintenance Program
- t. Hwy 100 Corridor - Potential Development Opportunities
  - This item was discussed.
- u. 1928 S. 62 St. - Plating Engineering Site
- v. S. 116 St. and W. Morgan Ave.
- w. Beloit Road Senior Housing Complex
- x. Neighborhood Stabilization Program and HOME Program activities
- y. Highway 100 Market Analysis & Conceptual Plan
  - This item was discussed.
- z. Becher St. Commercial Corridor
  - This item was discussed.
- aa. First-Ring Industrial Redevelopment Enterprise (FIRE)
- bb. W. National Ave. Corridor
  - This item was discussed.
- cc. 2020 Hwy 100 Project
- dd. I-94 Zoo Interchange
- ee. 6610 W. Greenfield Ave.
- ff. Intergovernmental relations

*At 7:55 p.m., a motion was made by Wayne Clark, seconded by Jason Metz, to go into closed session to discuss items 3-7 on the agenda. Following discussion of these items in closed session, the committee reconvened in open session at 8:10 p.m.*

## **E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Czaplowski to adjourn at 8:18 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.