



# City of West Allis

## Meeting Agenda

### Community Development Authority

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Tuesday, March 13, 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

[18-00153](#) Approval of draft minutes of the February 13, 2018 meeting.

Attachments: [2-13-18 Meeting Minutes \(draft\)](#)

#### D. NEW AND PREVIOUS MATTERS

[18-00154](#) Resolution approving an Assignment Agreement between the Community Development Authority of the City of West Allis and Bedrock Capital Group LLC, for property located between the SE corner of S. 65th St. & W. Greenfield Ave.

[18-00155](#) Resolution approving Amendment #5 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.

[18-00156](#) Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

[18-00157](#) Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a demolition and new construction contract with Kuhs Quality Homes, Inc. for demolition and construction of a single-family home located at 2415 S. 66 St., in the amount of \$267,567.

Attachments: [Bid Tabulation - 2415 S. 66 St](#)

[18-00158](#) Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a demolition and new construction contract with Kuhs Quality Homes, Inc. for demolition and construction of a single-family home located at 1970 S. 78 St., in the amount of \$269,716.

Attachments: [Bid Tabulation - 1970 S. 78 St](#)

[18-00159](#) Discussion/action relative to the sale of property at 1706 S. 68 St., within the 68th & Mitchell St. Redevelopment Area (TID #14).

**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**

*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, March 13, 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/action relative to the sale of property at 1706 S. 68 St., within the 68th & Mitchell St. Redevelopment Area (TID #14).*

*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.