



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, January 8, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [19-0025](#) November 13, 2018 Draft Minutes

Attachments: [CDA Minutes of 11-13-18 \(draft\)](#)

D. NEW AND PREVIOUS MATTERS

2. [19-0026](#) Welcome to Donald Nehmer, newly appointed CDA Commissioner.
3. [19-0027](#) Discussion relative to the status of the redevelopment of the land South of National Avenue (SoNa) by the Mandel Group.
4. [19-0028](#) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.
5. [19-0029](#) Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the redevelopment of the land located at 52** W. Burnham St., Tax Increment District #12 (former Teledyne property).
6. [19-0030](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Environ for providing asbestos inspection services not to exceed \$4,000 for the property located at 6610 W. Greenfield Ave.
7. [19-0031](#) Resolution approving a contract with Ramboll Environ for providing Environmental Assessment Determination and Compliance Finding for the property located at 9235 W. National Ave., in an amount not to exceed \$17,500.
8. [19-0032](#) Discussion relative to Land Recycling Inc. plans for redeveloping land within the city of Greenfield that is adjacent to the city's 116th & Morgan Ave. site.
9. [19-0033](#) Discussion relative to the Development Agreement between the Community Development Authority of the City of West Allis and Cobalt Partners LLC for development within the S. 70 St. Corridor (West Quarter).

10. [19-0034](#) Discussion relative to the sale of land in the 68th & Mitchell Redevelopment Area.

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. *The Market/TIF Number Fifteen*
- k. *S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen*
- l. *S. 60 St. Corridor*
- m. *Other Redevelopment Areas:*
 - 1) *Veterans Park Redevelopment Area/TIF Number Two*
 - 2) *Quad/Graphics/TIF Number Three*
 - 3) *S. 60 St. and W. Beloit Rd.*
 - 4) *Towne Centre Redevelopment*
 - 5) *Downtown Redevelopment*
 - 6) *Wisconsin State Fair Park*
 - 7) *Exterior Property Maintenance Program*
 - 8) *Hwy 100 Corridor – Potential Development Opportunities*
 - 9) *1928 S. 62 St. – Plating Engineering Site*
 - 10) *S. 116 St. and W. Morgan Ave.*
 - 11) *Beloit Road Senior Housing Complex*
 - 12) *Neighborhood Stabilization Program and HOME Program activities*
 - a. *1041 S. 74 St. (former Washington Apartments)*
 - b. *1970 S. 78 St. (acquiring from the County)*
 - c. *2415 S. 66 St. (acquiring from the County)*
 - 13) *First-Ring Industrial Redevelopment Enterprise (FIRE)*
 - 14) *W. National Ave. Corridor*
 - 15) *2020 Hwy 100 Project*
 - 16) *I-94 Zoo Interchange*
 - 17) *6610 W. Greenfield Ave.*
- n. *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, January 8, 2019, 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 Development Agreement between the Community Development Authority of the City of West Allis and Cobalt Partners LLC for development within the S. 70 St. Corridor (West Quarter).*
- b) Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the redevelopment of the land located at 52** W. Burnham St., Tax Increment District #12 (former Teledyne property).*
- c) Discussion relative to the sale of land in the 68th & Mitchell Redevelopment Area.*
- d) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.*

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.

NOTICE OF POSSIBLE QUOROM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.