



# City of West Allis

## Meeting Agenda

### 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

#### 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](#)
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](#)
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.
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](#)
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](#)

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](#)

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

*For agenda items 3-7, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*

#### **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
- 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
- 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 and Conceptual Plan
- z. Becher St. Commercial Corridor
- aa. First-Ring Industrial Redevelopment Enterprise (FIRE)
- bb. W. National Ave. Corridor
- cc. 2020 Hwy 100 Project
- dd. I-94 Zoo Interchange
- ee. 6610 W. Greenfield Ave.
- ff. Intergovernmental relations

#### **E. 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.