



# City of West Allis

## Meeting Agenda

### Community Development Authority

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Tuesday, October 8, 2019

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

1. [19-0636](#) August 13, 2019 Draft Minutes

Attachments: [August 13, 2019 Draft Minutes](#)

#### D. NEW AND PREVIOUS MATTERS

2. [19-0644](#) Resolution to consider a Development Agreement by and between Chr. Hansen, Inc. and City of West Allis  
Attachments: [Chr Hansen Development Agreement \(10-4-19\)](#)
3. [19-0645](#) Discussion relative to the creation of Tax Increment Financing District Number 18 – S. 92 and Lapham - Chr. Hansen
4. [19-0646](#) Resolution to consider an Amendment #1 (amendment to the site plan) to the Development Agreement by and between the City of West Allis and developers (West Quarter East, LLC and West Quarter West, LLC) regarding South 70 Street Corridor development project
5. [19-0647](#) Resolution to consider a Beloit Road Management Agreement by and between Beloit Senior Housing, LLC and Ogden and Company, Inc.  
Attachments: [Beloit Road Mgmt Agreement](#)
6. [19-0648](#) Discussion relative to the redevelopment of 11111 W. Greenfield Ave. (former Pick n' Save)
7. [19-0649](#) Discussion relative to a financial request by WA Community Child Care, LLC, for the location at 6682 W. Greenfield Ave.
8. [19-0656](#) Discussion relative to the property located at 10620 W. Greenfield Ave.

*For agenda items 2-8, 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.*

9. [19-0650](#) Resolution to consider an amendment to a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$30,000

Attachments: [SB Friedman Scope of Service](#)

10. [19-0651](#) Discussion relative to a Family Self-Sufficiency Grant from Housing and Urban Development in the amount of \$72,000 relative to the Housing Choice Voucher Program
11. [19-0652](#) Resolution to consider an extension of time request for a Letter of Intent Agreement with Capri Restaurant Group for the Reunion, located at 6610 W. Greenfield Ave.
12. [19-0653](#) Resolution to consider an extension of time request for 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.
13. [19-0657](#) Resolution approving a contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects, in an amount not to exceed \$25,000

#### **E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES**

- a. *Six Points Farmers Market TIF Number 15 - Mandel Update*
- b. *84th & Greenfield/TIF Number Eleven – Ogden update*
- c. *Highway 100 Market Analysis & Conceptual Plan*
  - 1. *Survey – 160 responses received*
  - 2. *October 17- Public Meeting - Irving School – 6:00 p.m.*
- d. *Holiday Inn Express update*
- e. *Skatepark*

#### **F. 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 QUORUM**

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.