



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, February 13, 2018

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING - draft

A. CALL TO ORDER

The meeting was called to order by Chair Matter at 6:00 p.m.

B. ROLL CALL

Present 5 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Jason Metz, Ald. Michael J. Czaplewski, and Ald. Kevin Haass

Excused 1 - Mr. Peter Hansen

C. APPROVAL OF MINUTES

1. [18-00003](#) December 12, 2017 Draft Minutes

Attachments: [12-12-17 CDA Draft Minutes](#)

A motion was made by Ald. Haass, seconded by Mr. Metz, that the minutes of the December 12, 2017 meeting be approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

2. [18-00076](#) Resolution approving a Loan Agreement between the Community Development Authority of the City of West Allis and First-Ring Industrial Redevelopment Enterprise, Inc. in the amount of \$6.7 million to facilitate the development of new apartments by Six Points West Allis Apartments, LLC and by the Mandel Group Properties, Inc.

Attachments: [CDA Resolution No. 1266 - FIRE loan to CDA - Six Pts West Allis Apartments, LLC](#)

Discussion ensued with questions being answered by staff.

Mr. Stibal addressed questions regarding the First-Ring Industrial Redevelopment Enterprise, Inc. proceeds and the Community Development Authority Loan Agreement terms and outlined details.

A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

3. [18-00077](#) Resolution approving a revised Amendment #4 to the Purchase and 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.

Attachments: [CDA Resolution No. 1267 - Purchase & Sales Amend #4- Element 84](#)

Discussion ensued with questions being answered by staff.

Mr. Schloss outlined moving the date to March 15, 2018.

A motion was made by Ms. Gale, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

4. [18-00078](#) Resolution amending a financial/real estate consulting services contract with SB Friedman Development Advisors, within the Six Points/Farmers Market Redevelopment Area (TID #11) and the 84th and Greenfield Redevelopment Area (TIF #15), in an amount not to exceed \$20,000.

Attachments: [CDA Resolution No. 1268 - SB Friedman - Contract Amendment - TIF 11 & TIF 15](#)

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Czaplewski, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

5. [18-00080](#) Resolution amending the Administrative Plan for the Tax Increment District (TID) Residential Rehabilitation Loan Program.

Attachments: [CDA Resolution No. 1269 - Admin Plan for TID Residential Rehab Loan Program](#)

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Haass, seconded by Ms. Gale, that this matter be Approved. The motion carried unanimously.

6. [18-00081](#) Resolution approving a National Avenue Corridor Code Compliance Forgivable Loan to Simon Says "Invest," LLC in an amount not to exceed \$8,500 for the property located at 5835W. National Avenue.

Attachments: [CDA Resolution No. 1270 - National Ave Corridor code Compliance Forgivable Loan - Simon Says Invest, LLC](#)

Discussion ensued with questions being answered by staff.

A motion was made by Ms. Gale, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

7. [18-00079](#) Resolution amending the Administrative Plan for the Section 8 Housing Choice Voucher Program.

Attachments: [CDA Resolution No. 1271 - Amend Admin Plan for Section 8 Housing Choice Voucher Program](#)

Discussion ensued with questions being answered by staff.

A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

F. ADJOURNMENT

A motion was made by Mr. Clark and seconded by Ald. Haass to adjourn the meeting at 6:53 p.m.
The motion carried unanimously.

This matter was Approved