



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, November 13, 2018

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

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

B. ROLL CALL

Present 5 - Mr. Peter Hansen, Mr. Gerald C. Matter, Mr. Jason Metz, Ald. Michael J. Czaplewski, and Ald. Kevin Haass
Excused 2 - Mr. Wayne Clark, and Ms. Karin M. Gale

Staff

John Stibal, Development Director
Patrick Schloss, Community Development Manager
Shaun Mueller, Community & Economic Dev. Coordinator

Others Attending

Ald. Roadt
Peggy Steeno, Finance Director/Comptroller/Treasurer

F. CLOSED SESSION

At 6:03 p.m., Chair Matter stated it was the intention of the Authority to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

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, November 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) Resolution authorizing the execution of 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).

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.

A motion was made by Ald. Haass and seconded by Ald. Czaplewski to convene in closed session at 6:03 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Pete Hansen, Jason Metz, Ald. Haass,
Ald. Czaplewski

No. 0

Others present: John Stibal, Development Director
Patrick Schloss, Community Development Manager
Shaun Mueller, Community & Economic Dev. Coordinator
Ald. Roadt
Peggy Steeno, Finance Director/Comptroller/Treasurer

Staff was present on all matters discussed to provide background information and explain proposals.

Under Item a., discussion ensued relative to the Resolution authorizing the execution of 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).

Upon conclusion of the closed session at approximately 7:15 p.m. a motion was made by Peter Hansen and seconded by Ald. Czaplewski to reconvene 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.

C. APPROVAL OF MINUTES

1. [18-00642](#) September 11, 2018 Draft Minutes

Attachments: [CDA Minutes of 9-11-18 \(draft\)](#)

A motion was made by Mr. Hansen, seconded by Mr. Metz, that this matter be Approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

2. [18-00643](#) Resolution authorizing the execution of 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).

Attachments: [CDA Res #1302 - Development Agreement - Cobalt \(West Quarter\)](#)

Discussion ensued with questions being answered by staff.

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

3. [18-00649](#) Resolution authorizing the submittal of a Wisconsin Economic Development Corporation Site Assessment Grant for additional environmental investigation on the land located at 52** W. Burnham St. (former Teledyne property).

Attachments: [CDA Res #1303 - WEDC SAG Teledyne Property](#)

Discussion ensued with questions being answered by staff.

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

4. [18-00644](#) Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 6749 W. National Ave., which is located within the 68th & Mitchell St. Redevelopment Area (TID #14), in an amount not to exceed \$34,000.

Attachments: [CDA Res #1304 - Amend Ramboll - 6749 W. National](#)

Discussion ensued with questions being answered by staff.

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

5. [18-00645](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res #1305 - Amend S.B. Friedman Contract](#)

Discussion ensued with questions being answered by staff.

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

6. [18-00646](#) Resolution approving licensing and support renewal with Happy Software in the amount of \$16,424 for the Section 8 Housing Choice Voucher Program.

Attachments: [CDA Res #1306 - Renewal of Happy Software - Section 8](#)

Discussion ensued with questions being answered by staff.

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

7. [18-00647](#) Resolution relative to establishing the 2019 Payment Standard for the Housing Choice Voucher Program.

Attachments: [CDA Res #1307 - 2019 Payment Standard Voucher Prg](#)

Discussion ensued with questions being answered by staff.

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

8. [18-00648](#) Resolution authorizing the transfer of land ownership for the S. 70th St. Gateway from the Community Development Authority of the City of West Allis to the City of West Allis.

Attachments: [CDA Res #1308 - Transfer Gateway from CDA to COWA](#)

Discussion ensued with questions being answered by staff.

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

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. Six Points/Farmers Market Redevelopment Area/TIF Number Five
 - Discussion ensued with questions being answered by staff.
- 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

G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Pete Hansen and seconded by Ald. Haass to adjourn at 6:55 p.m.



All meetings of the {bdName} 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.