



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, February 26, 2019

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

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

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Ald. Michael J. Czaplewski, Ald. Kevin Haass, Mr. Gerald C. Matter, Mr. Jason Metz, and Mr. Donald Nehmer

Excused 1 - Ms. Karin M. Gale

Staff

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

Others attending

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

C. APPROVAL OF MINUTES

1. [19-0109](#) January 8, 2019 Draft Minutes

Attachments: [CDA Minutes of 1-8-19 \(draft\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [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).

Discussion ensued with questions being answered by staff.

Further discussion ensued in closed session.

Mr. Stibal outlined the Home 2 Suites Hotel, the S. 70th St. Corridor Vision along with the Contingency Plan.

3. [19-0028](#) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

Discussion ensued with questions being answered by staff.

Further discussion ensued in closed session.

Mr. Schloss reviewed the proposed demolition properties along with 20,000 sq. ft. additional MFG space to the 65,000 sq. ft. facility. The investment will include process equipment along with the creation of 25 new positions. An undetermined amount of local and state assistance will be requested.

4. [19-0110](#) Discussion relative to the redevelopment of Lincoln Avenue Corridor.

This item was discussed in closed session.

5. [19-0034](#) Discussion relative to the sale of land in the 68th & Mitchell Redevelopment Area.

This item was discussed in closed session.

6. [19-0111](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Environ for providing Grant Writing Services relative to the United States Environmental Protection Agency (USEPA) FY19 Brownfield Grants in an amount not to exceed \$4,500.

Attachments: [CDA Res #1312 - Grant Writing Services EPA FY19 Brownfield \\$4500](#)
[Ramboll - Scope of Service - FY19 EPA Grant Application](#)

Discussion ensued with questions being answered by staff.

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

7. [19-0112](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Zimmerman Design Group/Harwood Engineering Consultants for providing architectural services not to exceed \$8,500 for the property located at 6610 W. Greenfield Ave.

This matter was Held

8. [19-0113](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$20,000.

Attachments: [CDA Res 1314 - SB Friedman \\$20,000](#)

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.

9. [19-0114](#) Resolution authorizing final payment to D & H Demolition, LLC in the amount of \$3,000.00 for the properties located at 7030 W. National Ave.

Attachments: [CDA Res#1315 - D&H Demolition, LLC \\$3,000 - 7030 W. National Ave \(final payment\)](#)
[D&H Demolition, LLC \\$3,000 - 7030 W. National Ave \(final payment\)](#)

Discussion ensued with questions being answered by staff.

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

10. [19-0115](#) Resolution approving a National Avenue Corridor Code Compliance Forgivable Loan to Steffek LLC d/b/a Drunk Uncle in an amount not to exceed \$8,500 for the property located at 1902 S. 68 St.

Attachments: [CDA Res#1316 Nat'l Ave Corridor Code Compliance Forgivable Loans - Steffek LLC dba Drunk Uncle for 1902 S 68 St - \\$8,500](#)

Discussion ensued with questions being answered by staff.

Mr. Schloss explained the building will be completely remodeled with funding to help with ADA bathrooms.

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

E. CONSIDERATION OF 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
 - Discussion ensued with questions being answered by staff.
- g. Former Teledyne Site/TIF Number Twelve
- h. Former Home Juice Redevelopment Area/TIF Number Thirteen
(Jason Metz joined the meeting at this time)
- i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - Discussion ensued with questions being answered by staff.
- 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)
 - Staff talked with others about offers on the property
- 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.
 - Discussion ensued with questions being answered by staff.
- n. Intergovernmental relations

F. CLOSED SESSION

Notice of Closed Session of the Community Development Authority.

At 6:30 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, February 26, 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) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.
- c) Redevelopment of Lincoln Avenue Corridor.
- d) Discussion relative to the sale of land in the 68th & Mitchell Redevelopment Area.

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 Wayne Clark to convene in closed session at 6:32 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Jason Metz,
Ald. Haass, Ald. Czaplewski, Don Nehmer
No. 0

Others present:

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

Under Item b., discussion ensued relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

Under Item c., discussion ensued relative to the Redevelopment of Lincoln Avenue Corridor.

Under Item d., discussion ensued relative to the sale of land in the 68th & Mitchell Redevelopment Area.

Upon conclusion of the closed session at approximately 7:06 p.m. a motion was made by Wayne Clark and seconded by Jason Metz 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.

The motion carried unanimously.

G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Haass and seconded by Jason Metz to adjourn at 7:07 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.