



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, January 14, 2020

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Christopher Saugstad, Mr. Donald Nehmer, Ald. Michael J. Czaplewski, and Ald. Kevin Haass

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
Chris Paul, Capri Restaurant
Wesley Borden, 10303 W Madison St., West Allis, WI 53214

C. APPROVAL OF MINUTES

1. [19-0839](#) November 12, 2019 Draft Minutes

Attachments: [November 12, 2019 Draft Minutes](#)

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. [20-0019](#) Public Hearing to consider the sale of public land located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032)

Mr. Schloss presented an overview and addressed questions from the Community Development Authority regarding the consideration of the sale of public land for the property located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032)

Discussion ensued with questions being answered by all presenters.

Chair Matter inquired on whether there are any comments from the public.

Receiving no further questions and/or comment Chair Matter closed this hearing.

3. [20-0020](#) Resolution recommending the sale of public land for the property located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032), to the Reunion Restaurant or “Entity to be Named”, for a proposed restaurant

Attachments: [CDA Res #1342 - Sale of Public Land - 6610 W Greenfield Ave to the Reunion Rest or Entity to be Named - \(1-14-20\)](#)

This matter was Approved on a Block Vote.

4. [20-0021](#) Resolution approving a Development Agreement by and between the Community Development Authority of the City of West Allis and the Reunion Restaurant or “Entity to be Named”, for a proposed restaurant to be located at 6610 W Greenfield Ave.

Attachments: [Development Agreement - 6610 W Greenfield Ave](#)
[CDA Res #1343 - Development Agreement -CDA & Reunion Restaurant or Entity to be Named - 6610 W Greenfield Ave \(1-14-20\)](#)

Items 3 & 4 were considered together.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Mr. Clark, seconded by Ald. Haass, to approve all the actions on item nos. 3 & 4 on a Block Vote. The motion carried by the following vote:

Aye: 7 - Mr. Clark, Ms. Gale, Mr. Matter, Saugstad, Mr. Nehmer, Ald. Czaplewski, and Ald. Haass

No: 0

5. [20-0022](#) Resolution to consider entering into a consulting services contract with AECOM in an amount not to exceed \$10,000 to assist with a MMSD Green Infrastructure Grant Application for the creation of a parking lot adjacent to the 6771 W. National Ave. property, located within Tax Incremental District No. 14 (68th & Mitchell)

Mr. Mueller presented an overview of the project.

Discussion ensued with questions being answered by Mr. Stibal.

A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter was Approved. The motion carried by the following vote:

Aye: 6 - Mr. Clark, Ms. Gale, Mr. Matter, Saugstad, Ald. Czaplewski, and Ald. Haass

No: 0

Abstain: 1 - Mr. Nehmer

6. [20-0023](#) Resolution to consider a professional services contract with Zimmerman Design Group for design work at various redevelopment sites in the amount of \$10,000

Mr. Stibal outlined the proposal.

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

7. [20-0024](#) Resolution to consider a professional services contract with Zimmerman Design Group for siding removal for the property located at 6771 W. National in the amount of \$26,500

Attachments: [CDA Res #1346 - Zimmerman Design Group - Siding Removal - 6771 W National Ave \(1-14-20\)](#)
[Zimmerman Design Group - Scope of Service - Siding Removal- 6771 W National Ave \(1-14-20\)](#)

Shaun Mueller outlined the Zimmerman Design Group proposal and updated the committee on the status of the property.

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

8. [20-0025](#) Discussion regarding the utilization of HOME funds and potential projects at various sites

Mr. Stibal and Patrick Schloss presented options and an overview.

Ald. Haass expressed concern about putting funds into a singular apartment type facility that would exclusively be affordable as these are already offered with Section 8.

Don Nehmer & Chris Saugstad both prefer concepts that incentivize owner occupancy housing.

Ald. Czaplewski stated currently the single family program is working for us as the houses sell quickly, however large funds are put into one single property.

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- b. The Market/TIF Number Fifteen
- c. S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- d. S. 102 and Lincoln - West Lincoln Corridor /TIF Seventeen
- e. Hwy 100 Corridor
 - Potential Development Opportunities
 - Hwy. 100 Study
- f. S. 116 St. and W. Morgan Ave.
- g. Beloit Road Senior Housing Complex
- h. W. National Ave. Corridor
- i. 6610 W. Greenfield Ave.

All items above were discussed.

Mr. Matter requested an updated report regarding the open projects relative to how much money has been approved and a status of their completion.

F. ADJOURNMENT

There being no further business to come before the Authority a motion was made by

Karin Gale, seconded by Ald. Haass to adjourn at 7:10 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

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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.

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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.