



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, April 10, 2018

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

Staff

John Stibal, Development Department Director
Patrick Schloss, Community Development Manager

Others Attending

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

C. APPROVAL OF MINUTES

1. [18-00194](#) Approval of draft minutes of the March 13, 2018 meeting.

Attachments: [March 13, 2018 Meeting Minutes \(draft\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [18-00196](#) Discussion relative to the acquisition of properties within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co Line.

This item was discussed in closed session.

3. [18-00195](#) Resolution authorizing \$7,000 for appraisal services for properties located within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co Line.

Attachments: [CDA Resolution No. 1276 - Appraisal Services - S 66th & Mitchell St. Corridor south to Union Pacific R.R. Co Line](#)

This item was discussed in closed session followed by discussion in open session.

4. [18-00197](#) Discussion relative to the acquisition of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.

Discussion ensued with questions being answered by staff.

Mr. Stibal outlined the proposed acquisition of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.

5. [18-00198](#) Discussion relative to the S. 70 St. Corridor Corporate Office Complex Plan.

Discussion ensued with questions being answered by staff.

Mr. Stibal outlined the proposed S. 70th St. Corridor Corporate Office Complex Plan.

6. [18-00199](#) Resolution approving Amendment #6 to the Purchase & 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. 1277 - Element 84, LLC - Purchase & Sale Agreement - Amendment #6](#)

Discussion ensued with questions being answered by staff.

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

Aye: 6 - Ms. Gale, Mr. Hansen, Mr. Matter, Mr. Metz, Ald. Czaplewski, and Ald. Haass

No: 1 - Mr. Clark

7. [18-00200](#) Resolution authorizing the funding in an amount not to exceed \$15,000 for marketing and promotion of the West Allis Farmers Market.

Attachments: [CDA Resolution No. 1278 - West Allis Farmers Market - Marketing - Food Trucks](#)

Discussion ensued with questions being answered by staff.

A motioned was made by Mr. Clark and seconded by Ald. Czaplewski to amend the Resolution authorizing the funding in an amount not to exceed \$7,500 for marketing and promotion of the West Allis Farmers Market.

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

8. [18-00201](#) Resolution approving a National Avenue Corridor Code Compliance Forgivable Loan to Antigua Latin Restaurant, LLC in an amount not to exceed \$8,500 for the property located at 6207 W. National Avenue.

Attachments: [CDA Resolution No. 1279 - Antigua Latin Restaurant, LLC - Forgivable Loan](#)

Discussion ensued with questions being answered by staff.

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

9. [18-00202](#) Resolution approving a \$2,500 Proposal for Assistance with Ramboll for the preparation of an application for EPA Revolving Loan Fund Supplemental Funding.

Attachments: [CDA Resolution No. 1280 - Ramboll - EPA Revolving Loan Fund Supplemental Funding Proposal](#)

Discussion ensued with questions being answered by staff.

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

10. [18-00203](#)

Discussion relative to the acquisition of properties within the southside of National Ave. between S. 92 & S. 93 St.

Discussion ensued with questions being answered by staff.

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

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
 - Discussion ensued with questions being answered by staff
- c. S. 67 & W. Washington St./TIF Number Seven
 - Discussion ensued with questions being answered by staff
- 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. S. 60 St. Corridor
 - Discussion ensued with questions being answered by staff
- k. Other Redevelopment Areas:
 - 1) S. 70 St. Corridor
 - Discussion ensued with questions being answered by staff.
 - 2) Veterans Park Redevelopment Area/TIF Number Two
 - 3) Quad/Graphics/TIF Number Three
 - 4) S. 60 St. and W. Beloit Rd.
 - 5) Towne Centre Redevelopment
 - 6) Downtown Redevelopment
 - 7) Wisconsin State Fair Park
 - 8) Exterior Property Maintenance Program
 - 9) Hwy 100 Corridor - Potential Development Opportunities
 - 10) 1928 S. 62 St. - Plating Engineering Site
 - 11) S. 116 St. and W. Morgan Ave.
 - Discussion ensued with questions being answered by staff.
 - 12) Beloit Road Senior Housing Complex
 - 13) Neighborhood Stabilization Program and HOME Program activities
 - a. 1970 S. 78 St.
 - b. 2415 S. 66 St.
 - 14) First-Ring Industrial Redevelopment Enterprise (FIRE)

- Discussion ensued with questions being answered by staff.
- 15) W. National Ave. Corridor
- 16) I-94 Zoo Interchange
- l. Intergovernmental relations

F. CLOSED SESSION

Notice of Closed Session of the Community Development Authority.

At 6:36 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, April 10, 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. Discussion relative to the acquisition of properties within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co line.
- b. Discussion relative to the acquisition of the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.
- c. Discussion relative to the S. 70 St. Corridor Corporate Office Complex Plan.
- d. Discussion relative to the acquisition of properties within the southside of National Ave. between S. 92 & S. 93 St.

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.

Upon conclusion of the closed session, the Community Development Authority will convene 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.

A motion was made by Mr. Clark and seconded by Jason Metz to convene in closed session at 6:37 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Ald. Haass; Jason Metz; Karen Gale; Pete Hansen

No: 0

Others present: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Ald. Lajsic, Ald. Roadt, Ald. Barczak, Ald. May
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 acquisition of properties within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co line.

Under Item b., discussion ensued relative to the former Teledyne site located south of W. Burnham St. between 52nd St. and S. 53rd St.

Under Item c., discussion ensued relative to the S. 70 St. Corridor Corporate Office Complex Plan.

Under Item d., discussion ensued relative to the properties within the southside of National Ave. between S. 92 & S. 93 St.

Upon conclusion of the closed session at approximately 7:06 p.m. a motion was made by Ald. Haass 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.

3. [18-00195](#) Resolution authorizing \$7,000 for appraisal services for properties located within the S. 66th & Mitchell Street corridor south to the Union Pacific R.R. Co Line.

Attachments: [CDA Resolution No. 1276 - Appraisal Services - S 66th & Mitchell St. Corridor south to Union Pacific R.R. Co Line](#)

This item was discussed in open session which followed the closed session.

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

G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Clark and seconded by Ald. Haass to adjourn at 7:26 p.m.