



# City of West Allis

## Meeting Minutes

### Community Development Authority

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Tuesday, March 13, 2018

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### 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

#### Staff

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

#### Others Attending

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

#### C. APPROVAL OF MINUTES

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

[18-00153](#)

Approval of draft minutes of the February 13, 2018 meeting.

Attachments: [2-13-18 Meeting Minutes \(draft\)](#)

#### D. NEW AND PREVIOUS MATTERS

[18-00154](#)

Resolution approving an Assignment Agreement between the Community Development Authority of the City of West Allis and Bedrock Capital Group LLC, for property located between the SE corner of S. 65th St. & W. Greenfield Ave.

Attachments: [CDA Resolution No. 1272 - Assignment Agreement - Bedrock Capital Group LLC](#)

Discussion ensued with questions being answered by staff.

Mr. Stibal outlined the original financing structure and purpose for the Assignment Agreement.

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

[18-00155](#) Resolution approving Amendment #5 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.

Discussion ensued with questions being answered by staff.

Mr. Stibal outlined the purpose of the Amendment.

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

[18-00156](#) Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

Mr. Schloss updated the committee regarding the progress relative to this commercial and residential development.

[18-00157](#) Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a demolition and new construction contract with Kuhs Quality Homes, Inc. for demolition and construction of a single-family home located at 2415 S. 66 St., in the amount of \$267,567.

**Attachments:** [Bid Tabulation - 2415 S. 66 St](#)  
[CDA Resolution No. 1274 - Kuhs Quality Homes](#)

Mr. Schloss reviewed the demolition/construction bids received and the scope of work to be completed.

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

[18-00158](#) Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a demolition and new construction contract with Kuhs Quality Homes, Inc. for demolition and construction of a single-family home located at 1970 S. 78 St., in the amount of \$269,716.

**Attachments:** [Bid Tabulation - 1970 S. 78 St](#)  
[CDA Resolution No. 1275 - Kuhs Quality Homes](#)

Mr. Schloss reviewed the demolition/construction bids received and the scope of work to be completed.

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

[18-00159](#) Discussion/action relative to the sale of property at 1706 S. 68 St., within the 68th & Mitchell St. Redevelopment Area (TID #14).

This item was discussed in closed session.

**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
- 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
  - Discussion ensued with questions being answered by staff.
- i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- j. S. 60 St. Corridor
- 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
    - Discussion ensued with questions being answered by staff.
  - 6) Downtown Redevelopment
  - 7) Wisconsin State Fair Park
  - 8) Exterior Property Maintenance Program
  - 9) Hwy 100 Corridor - Potential Development Opportunities
    - Discussion ensued with questions being answered by staff.
  - 10) 1928 S. 62 St. - Plating Engineering Site
  - 11) S. 116 St. and W. Morgan Ave.
  - 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)
  - 15) W. National Ave. Corridor
  - 16) I-94 Zoo Interchange
- l. Intergovernmental relations

**F. CLOSED SESSION**

At 6:34 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, March 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. Discussion/action relative to the sale of property at 1706 S. 68 St., within the 68th & Mitchell St. Redevelopment Area (TID #14).

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 Ald. Haass and seconded by Jason Metz to convene in closed session at 6:34 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

No: 0

Others present: John Stibal, Development Department Director  
Patrick Schloss, Community Development Manager  
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 sale of property at 1706 S. 68 St., within the 68th & Mitchell St. Redevelopment Area (TID #14).

Upon conclusion of the closed session at approximately 6:40 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.

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 Karin Gale to adjourn at 6:41 p.m.