



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, January 8, 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 Dev. Coordinator

Others Attending

Ian Martin, Mandel Group
Mayor Dan Devine
Ald. Lajsic, Ald. Roadt, Ald. Barczak
Peggy Steeno, Finance Director/Comptroller/Treasurer

C. APPROVAL OF MINUTES

1. [19-0025](#) November 13, 2018 Draft Minutes

Attachments: [CDA Minutes of 11-13-18 \(draft\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [19-0026](#) Welcome to Donald Nehmer, newly appointed CDA Commissioner.
Mr. Stibal introduced, Donald Nehmer, the newly appointed CDA Commissioner.
3. [19-0027](#) Discussion relative to the status of the redevelopment of the land South of National Avenue (SoNa) by the Mandel Group.
Discussion ensued with questions being answered by staff.
Ian Martin updated the committee with news that the Aurora project came in under budget and ahead of schedule.

The first units for the apartment complex are scheduled to open September/October of 2019.

The Mandel Group will be applying for a mixed use building for the SoNa property which will consist of 50 residential units and 10,000 sf of commercial property.

The residential units will help pay for the infrastructure.

Wayne Clark stated the momentum seems to have been lost on the SoNa property.

Ian Martin stated they are still excited about the project along with the investment projects to the north.

Ald. Haass questioned if the market is oversaturated on residential and received confirmation from Ian Martin that The Mandel Group is not worried about oversaturation occurring in this area.

Wayne Clark inquired as to the timeline for the mixed use approval.

Ian Martin explained the proforma process and design engineering.

Wayne Clark questioned and received confirmation from Mr. Stibal that this item will again come before the CDA for approval.

Ald. Barczak is excited about the re-thinking of the project.

4. [19-0028](#) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

This item was discussed in both open and closed session.

Discussion ensued with questions being answered by staff.

Mr. Schloss outlined and updated the committee on the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

5. [19-0029](#) Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the redevelopment of the land located at 52** W. Burnham St., Tax Increment District #12 (former Teledyne property).

This item was discussed in closed session.

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

6. [19-0030](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Environ for providing asbestos inspection services not to exceed \$4,000 for the property located at 6610 W. Greenfield Ave.

Attachments: [CDA Resolution No 1310 - Ramboll Environ - 6610 W Greenfield Ave.](#)

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. [19-0031](#) Resolution approving a contract with Ramboll Environ for providing Environmental Assessment Determination and Compliance Finding for the property located at 9235 W. National Ave., in an amount not to exceed \$17,500.

Attachments: [CDA Resolution No 1311 - Ramboll Environ - 9235 W. National Ave.](#)

Discussion ensued with questions being answered by staff.

Wayne Clark questioned and received confirmation from Mr. Stibal that Ramboll Environ is providing cost effective and thorough services.

Ald. Haass previously saw a multi-family option for this area and questioned if this was still under consideration.

Mr. Schloss stated everything is on the table at this point but the project is leaning towards lower density.

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

8. [19-0032](#) Discussion relative to Land Recycling Inc. plans for redeveloping land within the city of Greenfield that is adjacent to the city's 116th & Morgan Ave. site.

Discussion ensued with questions being answered by staff.

Mr. Stibal presented and reviewed the Land Recycling Inc. plans for redeveloping land within the City of Greenfield that is adjacent to the city's 116th & Morgan Ave. site.

Wayne Clark questioned how the CDA move this forward.

Mr. Stibal stated the CDA can make a recommendation to the Common Council that this is an interesting development option.

9. [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.

10. [19-0034](#) Discussion relative to the sale of land in the 68th & Mitchell Redevelopment Area.

Discussion ensued with questions being answered by staff.

E. 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
- 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

F. CLOSED SESSION

Notice of Closed Session of the Community Development Authority.

At 6:58 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, January 8, 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) Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the redevelopment of the land located at 52** W. Burnham St., Tax Increment District #12 (former Teledyne property).
- c) Discussion relative to the sale of land in the 68th & Mitchell Redevelopment Area.
- d) Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

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; 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
Ian Martin, Mandel Group

Mayor Dan Devine
Ald. Lajsic, Ald. Roadt, Ald. Barczak
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 Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the redevelopment of the land located at 52** W. Burnham St., Tax Increment District #12 (former Teledyne property).

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

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

Upon conclusion of the closed session at approximately 7:36 p.m. a motion was made by Ald. Haass and seconded by Wayne Clark 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.

4. Discussion relative to the redevelopment of Chr. Hansen, Inc., in the area of 92 St. & Lapham Ave.

This item was discussed.

5. Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the redevelopment of the land located at 52** W. Burnham St., Tax Increment District #12 (former Teledyne property).

Mr. Stibal advised this is a Term Sheet for Real Estate Recycling LLC or Ursidae Acquisitions LLC.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the Resolution approving a Term Sheet with Land Recycling Inc. providing for cost-sharing for environmental and geotechnical investigations to promote the

redevelopment of the land located at 52** W. Burnham St., Tax Increment
District #12 (former Teledyne property).

G. ADJOURNMENT

There being no further business to come before the Authority a motion was made by
Wayne Clark and seconded by Ald. Haass to adjourn at 7:37 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.