



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, April 9, 2019

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, Ald. Michael J. Czaplewski, Ms. Karin M. Gale, Ald. Kevin Haass, Mr. Gerald C. Matter, Mr. Jason Metz, and Mr. Donald Nehmer

Staff

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

Others Attending

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

C. APPROVAL OF MINUTES

1. [19-0233](#) February 26, 2019 (draft) Minutes and the Special Committee of the Whole and the FIRE Governing Board of March 5, 2019 (draft) Minutes.

Attachments: [2-26-19 \(draft\) Minutes](#)
[3-5-19 Special Mtg. \(draft\) 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. [19-0234](#) Resolution approving a contract amendment with Zimmerman Design Group/Harwood Engineering Consultants for the removal of siding for Historic Preservation eligibility determination, for the property located at 6771 W. National Ave., in an amount not to exceed \$15,000.

Attachments: [CDA Res #1317 - Zimmerman Design Group \\$15,000 \(4-9-19\)](#)

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.

3. [19-0235](#) Resolution approving a contract with Ramboll Environ for providing professional environmental and engineering services in an amount not to exceed \$34,000 for the Milwaukee Ductile Iron site, located at 1706 S. 68 St.

No action taken. Item#3 was not brought before the Committee

For agenda items 4-6, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

On a motion made by Ald. Haass, seconded by Jason Metz, the meeting convened in closed session at 6:15 p.m.

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Jason Metz, Ald. Haass, Ald. Czaplewski, Don Nehmer, Karin Gale

No. 0

Others present:

John Stibal, Development Director
Patrick Schloss, Community Development Manager
Shaun Mueller, Community & Economic Dev. Coordinator
Ald. Lajsic, Ald. Roadt, Ald. May
Peggy Steeno, Finance Director/Comptroller/Treasurer

4. [19-0236](#) Deliberation relative to potential redevelopment of property located within the I-894/Lincoln Avenue Corridor.
5. [19-0237](#) Deliberation relative to the sale of land in the 68th & Mitchell Redevelopment Area.
6. [19-0238](#) Deliberation relative to the sale of land South of National Avenue (SoNa) to the Mandel Group.

Closed session items discussed and consensus given.

On a motion made by Wayne Clark, seconded by Jason Metz, the meeting reconvened in open session at 8:25 p.m.

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
 - 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
 - Discussion ensued with questions being answered by staff.
- 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

- Discussion ensued with questions being answered by staff.
- l. S. 60 St. Corridor
- m. Veterans Park Redevelopment Area/TIF Number Two
- n. Quad/Graphics/TIF Number Three
- o. S. 60 St. and W. Beloit Rd.
 - Discussion ensued with questions being answered by staff.
- p. Towne Centre Redevelopment
- q. Downtown Redevelopment
- r. Wisconsin State Fair Park
- s. Exterior Property Maintenance Program
- t. Hwy 100 Corridor - Potential Development Opportunities
- u. 1928 S. 62 St. - Plating Engineering Site
- v. S. 116 St. and W. Morgan Ave.
- w. Beloit Road Senior Housing Complex
- x. Neighborhood Stabilization Program and HOME Program activities
- y. 1970 S. 78 St.
- z. 2415 S. 66 St.
- aa. First-Ring Industrial Redevelopment Enterprise (FIRE)
- bb. W. National Ave. Corridor
 - Discussion ensued with questions being answered by staff.
- cc. 2020 Hwy 100 Project
- dd. I-94 Zoo Interchange
- ee. 6610 W. Greenfield Ave.
 - Discussion ensued with questions being answered by staff.
- ff. Intergovernmental relations

F. 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.