



MINUTES
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, FEBRUARY 9, 2016
6:00 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

PRESENT: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Jason Metz; Karin Gale

EXCUSED: Ald. Barczak; Pete Hansen

STAFF: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor

OTHERS: Ald. Lajsic, Ald. Roadt, Ald. May
Kenneth Duchemin, 1552 S. 83rd St., West Allis, WI 53214
Daryl Stenz, 1533 S. 83rd St., West Allis, WI 53214
Melissa Czerwinski, 1533 S. 83rd St., West Allis, WI 53214
Nick R. Buttitta, 840 N. 17th St., Milwaukee, WI 53233

1. Approval of minutes of the meeting of January 12, 2016.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the minutes of the January 12, 2016 meeting.

The motion carried unanimously.

2. Notice of Public Hearing relative to the First Amendment to the Project Plan for Tax Incremental District (TID) Number Eleven.

Discussion ensued with questions being answered by staff.

Comments and questions were received from Kenneth Duchemin and Melissa Czerwinski and answered by staff.

3. Resolution relative to approving the First Amendment to the Project Plan and amending the Project Plan boundary for Tax Incremental District Number Eleven, City of West Allis, Wisconsin (84th & Greenfield).

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution relative to approving the First Amendment to the Project Plan and amending the Project Plan boundary for Tax Incremental District Number Eleven, City of West Allis, Wisconsin (84th & Greenfield).

The motion carried unanimously.

4. Resolution to amend the Cooperation Agreement between the City of West Allis and the Community Development Authority of the City of West Allis for Tax Incremental District Number Eleven.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Karin Gale to approve the Resolution to amend the Cooperation Agreement between the City of West Allis and the Community Development Authority of the City of West Allis for Tax Incremental District Number Eleven.

The motion carried unanimously.

5. Resolution approving a TID #7 (Summit Place) housing rehabilitation loan in the amount of \$32,850.00 for the property located at 1128 S. 64 St.

Discussion ensued with questions being answered by staff.

A motion was made by Karin Gale and seconded by Jason Metz to approve the Resolution approving a TID #7 (Summit Place) housing rehabilitation loan in the amount of \$32,850.00 for the property located at 1128 S. 64 St.

The motion carried unanimously.

6. Discussion/action relative to negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.

This item was discussed in closed session.

7. Resolution to amend a professional environmental services contract with AECOM, for the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area, in an amount not to exceed \$62,900.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the Resolution to amend a professional environmental services contract with AECOM, for the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area, in an amount not to exceed \$62,900.

The motion carried unanimously.

8. Resolution to amend the terms and conditions of the acquisition of the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area.

This item was discussed in closed session.

9. Resolution authorizing an amendment to the terms and conditions of a Loan Agreement by and between the Community Development Authority of the City of West Allis and Edward and Penny Wistl, d/b/a Wistl Management for the property located at 7200-06 W. Greenfield Ave. and 1375 S. 72 St.

Discussion ensued with questions being answered by staff.

A motion was made by Karin Gale and seconded by Ald. Czaplewski to approve the Resolution authorizing an amendment to the terms and conditions of a Loan Agreement by and between the Community Development Authority of the City of West Allis and Edward and Penny Wistl, d/b/a Wistl Management for the property located at 7200-06 W. Greenfield Ave. and 1375 S. 72 St.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Ald. Czaplewski; Jason Metz; Karin Gale

No: Wayne Clark, Vice Chair

10. Resolution authorizing final payment to Cream City Wrecking & Dismantling, LLC., in the amount of \$500.00 for the properties located at 1606 S. 59 St., 8614 W. Mitchell St., 2104 S. 70 St., 2065 S. 57 St., 2060 S. 72 St. (garage only), and 5617 W. National Ave.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution authorizing final payment to Cream City Wrecking & Dismantling, LLC., in the amount of \$500.00 for the properties located at 1606 S. 59 St., 8614 W. Mitchell St., 2104 S. 70 St., 2065 S. 57 St., 2060 S. 72 St. (garage only), and 5617 W. National Ave.

The motion carried unanimously.

11. 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
 - Discussion ensued with questions being answered by staff.
- 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
 - Discussion ensued with questions being answered by staff.
- 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
- k. 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.
 - Discussion ensued with questions being answered by staff.
 - 11) Beloit Road Senior Housing Complex
 - 12) 6215 W. National Ave. (former Chalet Restaurant property)
 - 13) Neighborhood Stabilization Program and HOME Program activities
 - a. 903 S. 56 St.

- b. 1622 S. 59 St.
- c. 2065 S. 57 St.
- d. 2104 S. 70 St.
- e. 8614 W. Mitchell St.
- f. 1606 S. 59 St.
- 14) First-Ring Industrial Redevelopment Enterprise (FIRE)
- 15) W. National Ave. Corridor
- 16) 2020 Hwy 100 project
- 17) I-94 Zoo Interchange
- l. Intergovernmental relations

12. Notice of Closed Session of the Community Development Authority.

At 6:56 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, February 9, 2016, 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 negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.
- b. Resolution to amend the terms and conditions of the acquisition of the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area.

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 Wayne Clark and seconded by Karin Gale to convene in closed session at 6:56 p.m.

The motion carried by the following vote:

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

No: 0

Others present: John Stibal, Development Department Director
 Patrick Schloss, Community Development Manager
 Kristi Johnson, Community Development Supervisor
 Ald. Lajsic, Ald. Roadt, Ald. May

Upon conclusion of the closed session at approximately 7:04 p.m. a motion was made by Wayne Clark and seconded by Karin Gale 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.

6. Discussion/action relative to negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.

A motion was made by Karin Gale and seconded by Ald. Czaplewski that the Executive Director be authorized to continue negotiations with interested developers, based upon the comments of the Community Development Authority members and subject to the satisfaction of the Executive Director to forward to the Mayor and Common Council a recommended developer for the Six Points/Farmers Market Redevelopment Area.

The motion carried unanimously.

8. Resolution to amend the terms and conditions of the acquisition of the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area.

A motion was made by Wayne Clark and seconded by Jason Metz to Place on File the Resolution to amend the terms and conditions of the acquisition of the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area.

The motion carried unanimously.

13. Adjournment.

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Karin Gale to adjourn at 7:09 p.m.

Respectfully submitted,

John Stibal
Department of Development