



AGENDA
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, MAY 31, 2016
6:00 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

1. Approval of minutes of the meeting of March 8, 2016.
2. Notice of Public Hearing relative to approving the sale of public land located at 14** S. Six Points Crossing (454-0647-000), 66** W. National Ave. (454-0641-000), 66** W. National Ave. (454-0643-000), 15** S. 66 St. (454-0642-000), 66** W. Mitchell St. (454-0644-000), and 66** W. Mitchell St. (454-0254-003) in the City of West Allis.
3. Resolution approving the sale of public land located at 14** S. Six Points Crossing (454-0647-000), 66** W. National Ave. (454-0641-000), 66** W. National Ave. (454-0643-000), 15** S. 66 St. (454-0642-000), 66** W. Mitchell St. (454-0644-000), and 66** W. Mitchell St. (454-0254-003) in the City of West Allis.
4. Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area.
5. Recommendation to the Mayor and Common Council to approve a Lease Agreement by and between the City of West Allis and Mandel Group Properties, LLC for a proposed small commercial building to be located at the West Allis Farmers Market at 6503 W. National Ave.
6. Resolution amending a contract for environmental services with Arcadis within the Six Points/Farmers Market Redevelopment Area, to manage Wisconsin Department of Natural Resources soil requirements, in an amount not to exceed \$59,984.
7. Resolution amending a contract for environmental services with Arcadis within the Six Points/Farmers Market Redevelopment Area and the 84th and Greenfield Redevelopment Area, to relocate soil generated during redevelopment, in an amount not to exceed \$26,179.
8. Resolution approving a Purchase and Sale 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.
9. Resolution authorizing the submittal of a Wisconsin Economic Development Corporation (WEDC) Brownfield Grant application for the proposed Element 84 multi-family development within the 84th and Greenfield Redevelopment Area.
10. Resolution authorizing the Executive Director to enter into a sole source contract with Arcadis to prepare a Wisconsin Economic Development Corporation (WEDC) Brownfield Grant application for the proposed Element 84 multi-family development within the 84th and Greenfield Redevelopment Area, in an amount not to exceed \$5,000.

11. Resolution authorizing a loan up to \$500,000 to 6682 LLC (Whitnall Summit Company LLC) for the acquisition of a portion of 6600 W. Washington St. (Tax Key No. 439-0001-035)
12. Resolution authorizing and directing the Executive Director to enter into an amended License Agreement by and between the Wisconsin State Fair and the Community Development Authority of the City of West Allis for the use of approximately .7596 acres of land located at 66** W. Mitchell St. (Tax Key No. 454-0254-003)
13. Discussion/action relative to the redevelopment of 1960 S. 67 Pl, Tax Increment Finance District Number Six.
14. Resolution authorizing the Executive Director, on behalf of Beloit Road Senior Apartments, LLC, to enter into a construction services contract with Superior Home Improvements for roof replacement at the Beloit Road Senior Apartments, in an amount not to exceed \$35,000.
15. Resolution requesting the transfer of \$49,149.36 from various Tax Incremental Finance Districts to the Community Development Block Grant (CDBG) Account.
16. Resolution approving a contract for construction services with Kuhs Quality Homes, Inc. for the construction of a single-family home located at 8614 W. Mitchell St. in the amount of \$281,227.
17. Resolution authorizing the Executive Director to enter into an amended sole source contract with Ehlers & Associates, Inc. for strategic planning relative to the City's Tax Increment Finance Districts, in an amount not to exceed \$25,200.
18. Resolution authorizing the Executive Director to enter into an amended professional consulting services contract with Arcadis for the preparation of demolition plans and specifications and plans, and oversight of demolition for various nuisance and abandoned properties, in an amount not to exceed \$13,176.
19. 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. 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.
 - 11) Beloit Road Senior Housing Complex
 - 12) Neighborhood Stabilization Program and HOME Program activities
 - a. 903 S. 56 St.
 - b. 2065 S. 57 St.
 - c. 2104 S. 70 St.
 - d. 8614 W. Mitchell St.
 - e. 1606 S. 59 St.
 - 13) First-Ring Industrial Redevelopment Enterprise (FIRE)
 - 14) W. National Ave. Corridor
 - 15) 2020 Hwy 100 project
 - 16) I-94 Zoo Interchange
- l. Intergovernmental relations

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

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, May 31, 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. Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area.
- b. Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development in the 84th and Greenfield Redevelopment Area.
- c. Resolution authorizing a loan up to \$500,000 to 6682 LLC (Whitnall Summit Company LLC) for the acquisition of a portion of 6600 W. Washington St. (Tax Key No. 439-0001-035)
- d. Discussion/action relative to the redevelopment of 1960 S. 67 Pl, Tax Increment Finance District Number Six.

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 located at 14** S. Six Points Crossing (454-0647-000), 66** W. National Ave. (454-0641-000), 66** W. National Ave. (454-0643-000), 15** S. 66 St. (454-0642-000), 66** W. Mitchell St. (454-0644-000), and 66** W. Mitchell St.

(454-0254-003) in the City of West Allis, 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.

21. Adjournment.

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.

Open Meetings Notice

Common Council members may attend the above Community Development Authority meeting for information gathering purposes. Should a quorum of Common Council members appear at any of the Community Development Authority meetings, a regular Common Council meeting may take place for the purposes of gathering information on an item listed on one of the Committee agendas. Should such a meeting occur, the date, time and location of the Common Council meeting will be that of the Community Development Authority as listed on the Community Development Authority agenda.