



**MINUTES**  
**WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING**  
**TUESDAY, MARCH 8, 2016**  
**6:00 P.M.**  
**ROOM 128 - 7525 WEST GREENFIELD AVENUE**

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

**EXCUSED:** Ald. Barczak, Pete Hansen, Karin Gale

**STAFF:** John Stibal, Development Department Director  
Patrick Schloss, Community Development Manager

**OTHERS:** Ald. Roadt

1. Approval of minutes of the meeting of February 9, 2016.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the minutes of the February 9, 2016 meeting.

The motion carried unanimously.

2. Resolution amending a contract for environmental services with Arcadis within the Six Points/Farmers Market Redevelopment Area, in an amount not to exceed \$83,681.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution amending a contract for environmental services with Arcadis within the Six Points/Farmers Market Redevelopment Area, in an amount not to exceed \$83,681.

The motion carried unanimously.

3. Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a demolition contract with New Berlin Grading, Inc. for demolition of various blighted properties located throughout the city, in the amount not to exceed \$56,423.

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a demolition contract with New Berlin Grading, Inc. for demolition of various blighted properties located throughout the city, in the amount not to exceed \$56,423.

The motion carried unanimously.

4. Resolution authorizing the Executive Director to enter into a contract with WasteCap Resource Solutions for asset salvage services at various CDA-owned properties and redevelopment projects undergoing demolition throughout the city.

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the Resolution authorizing the Executive Director to enter into a contract with WasteCap Resource Solutions for asset salvage services at various CDA-owned properties and redevelopment projects undergoing demolition throughout the city.

The motion carried unanimously.

5. Resolution relative to approving a Tax Increment Financing Business Assistance Program for S. 84 St businesses.

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 a Tax Increment Financing Business Assistance Program for S. 84 St businesses.

The motion carried unanimously.

6. Resolution authorizing the Executive Director to expend up to \$10,000 for marketing of the CDA-owned property located at 1960 S. 67 Pl.

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 the Executive Director to expend up to \$10,000 for marketing of the CDA-owned property located at 1960 S. 67 Pl.

The motion carried unanimously.

7. Resolution authorizing the Executive Director to enter into a Lease Agreement for the former Milwaukee Ductile Iron parking lot properties located at 66\*\* W. Mitchell St. and 67\*\* W. Mitchell St.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the Resolution authorizing the Executive Director to enter into a Lease Agreement for the former Milwaukee Ductile Iron parking lot properties located at 66\*\* W. Mitchell St. and 67\*\* W. Mitchell St.

The motion carried unanimously.

8. 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. 84<sup>th</sup> & Greenfield/TIF Number Eleven
- g. Former Teledyne Site/TIF Number Twelve
- h. Former Home Juice Redevelopment Area/TIF Number Thirteen
- i. 68<sup>th</sup> & 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) 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

9. 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, March 8, 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 proposed Element 84 project in the 84<sup>th</sup> & Greenfield 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.

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.

**The Community Development Authority did not meet in closed session.**

10. Adjournment.

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Jason Metz to adjourn at 6:34 p.m.

Respectfully submitted,

Patrick Schloss  
Department of Development