



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

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

EXCUSED: Pete Hansen

STAFF: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor
Bart Griepentrog, AICP, Planner II
Ben Rohr, Planning Intern

OTHERS: City Attorneys-Scott Post, Jenna Merten
Ehlers & Associates, Inc. - Mike Harrigan
Mandel Group - Bob Monnat, Ian Martin
Ogden Development, LLC -Jonathan Ross

1. Approval of minutes of the meeting of March 8, 2016.

A motion was made by Ald. Czaplewski and seconded by Jason Metz to approve the minutes of the March 8, 2016 meeting.

The motion carried unanimously.

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.

Presentation by Mr. Schloss, discussion ensued with questions being answered by staff.

Chair Matter then asked if there were any comments from the public, and Mr. Martin, on behalf of The Mandel Group, provided a presentation of their proposal to the Community Development Authority and the general public.

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.

This item was discussed in closed session under item 20a.

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.

This item was discussed in closed session.

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.

This item was discussed in closed session under item 20a.

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.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the 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.

The motion carried unanimously.

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.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the 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.

The motion carried unanimously.

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.

This item was discussed in closed session.

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.

Items 9 & 10 were considered together.

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 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 and the 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.

The motion carried unanimously.

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)

This item was discussed in closed session.

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)

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the 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)

The motion carried unanimously.

13. Discussion/action relative to the redevelopment of 1960 S. 67 Pl, Tax Increment Finance District Number Six.

This item was discussed in closed session.

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.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the 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.

The motion carried unanimously.

15. Resolution requesting the transfer of \$49,149.36 from various Tax Incremental Finance Districts to the Community Development Block Grant (CDBG) Account.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the Resolution requesting the transfer of \$49,149.36 from various Tax Incremental Finance Districts to the Community Development Block Grant (CDBG) Account.

The motion carried unanimously.

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.

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 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.

The motion carried unanimously.

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.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the 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.

The motion carried unanimously.

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.

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 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.

The motion carried unanimously.

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
 - Discussion ensued with questions being answered by staff.
- f. 84th & Greenfield/TIF Number Eleven
- g. Former Teledyne Site/TIF Number Twelve
- h. Former Home Juice Redevelopment Area/TIF Number Thirteen
 - Discussion ensued with questions being answered by staff.
- 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
 - Discussion ensued with questions being answered by staff.
 - 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-Rise 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.

At 7:16 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, 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.

A motion was made by Jason Metz and seconded by Ald. Haass to convene in closed session at 7:16 p.m.

The motion carried by the following vote:

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

No: 0

Others present: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor
Bart Griepentrog, AICP, Planner II
Ben Rohr, Planning Intern
City Attorneys-Scott Post, Jenna Merten
Ehlers & Associates, Inc. - Mike Harrigan (*present for items a. & b.*)
Mandel Group - Bob Monnat, Ian Martin (*present for item a.*)

Staff was present on all matters discussed to provide background information and explain proposals.

Under Item a., discussion ensued regarding the 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.

Under Item b., discussion ensued regarding the 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.

Under Item c., discussion ensued regarding the 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)

Under Item d., discussion ensued relative to the redevelopment of 1960 S. 67 Pl, Tax Increment Finance District Number Six.

Upon conclusion of the closed session at approximately 8:29 p.m. a motion was made by Wayne Clark and seconded by Ald. Haass 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.

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.

A motion was made by Ald. Haass and seconded by Karin Gale to approve the 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.

The motion carried unanimously.

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.

This item was held.

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.

This item was held.

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.

A motion was made by Karin Gale and seconded by Ald. Haass to approve the 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.

The motion carried unanimously.

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)

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve as amended the 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)

The motion carried unanimously.

21. 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 8:33 p.m.

Respectfully submitted,

Kristi Johnson
Department of Development