



**MINUTES**  
**WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING**  
**TUESDAY, JUNE 21, 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

**EXCUSED:** Karin Gale; Pete Hansen

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

**OTHERS:** Ehlers & Associates, Inc. - Mike Harrigan  
Korb & Associates – Jason Korb  
Northpointe Holdings, LLC – Cal Schultz, Andy Dumke  
O’Neil Cannon Hollman DeJong & Laing – Tim Van de Kamp  
Ald. Lajsic, Ald. Probst, Ald. Vitale, Ald. May, Ald. Roadt, Ald. Reinke  
Rebecca Grill, City Administrator

1. Approval of minutes of the meeting of May 31, 2016

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the minutes of the May 31, 2016 meeting.

The motion carried unanimously.

2. Notice of Public Hearing to consider the creation of Tax Incremental District (TID) Number Fifteen – The Market, City of West Allis, and the approval of the proposed boundaries and Project Plan thereof.
3. Notice of Public Hearing to consider the Sixth Amendment to the Project Plan for Tax Incremental District (TID) Number Seven, City of West Allis, Wisconsin (Summit Place).

Items 2 & 3 were considered together.

Presentation by Ms. Johnson regarding item two, discussion ensued with questions being answered by staff.

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

Chair Matter then asked if there were any comments from the public, and Wayne Clark, Ald. Czaplewski and Ald. May provided comments on behalf of the Community Development Authority and the general public respectively.

4. Resolution authorizing the Project Plan for Tax Incremental District Number Fifteen – The Market, City of West Allis, and the approval of the proposed boundaries and Project Plan.
5. Resolution approving the Cooperation Agreement by and between the City of West Allis and the Community Development Authority of the City of West Allis, for Tax Incremental District Number Fifteen - The Market, City of West Allis, Wisconsin.

Items 4 & 5 were considered together.

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 Project Plan for Tax Incremental District Number Fifteen – The Market, City of West Allis, and the approval of the proposed boundaries and Project Plan and the Resolution approving the Cooperation Agreement by and between the City of West Allis and the Community Development Authority of the City of West Allis, for Tax Incremental District Number Fifteen - The Market, City of West Allis, Wisconsin.

The motion carried unanimously.

6. Resolution relative to approving an amendment to the Project Plan for Tax Incremental District Number Seven, City of West Allis, Wisconsin (Summit Place).
7. Resolution to amend the Cooperation Agreement between the City of West Allis and the Community Development Authority for Tax Incremental District Number Seven.

Items 6 & 7 were considered together.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the Resolution relative to approving an amendment to the Project Plan for Tax Incremental District Number Seven, City of West Allis, Wisconsin (Summit Place) and the Resolution to amend the Cooperation Agreement between the City of West Allis and the Community Development Authority for Tax Incremental District Number Seven.

The motion carried unanimously.

8. Discussion/action relative to a proposal by a Northpointe Holdings, LLC (Oshkosh WI.) for the redevelopment of a portion of 1304 S. 70 St. (former Allis Charmers office building) for 140 market-rate multi-family units.

Presentations by Jason Korb on behalf of Korb & Associates and Cal Schultz and Andy Dumke on behalf of Northpointe Holdings, LLC.

Discussion ensued with questions being answered by representatives of Northpointe.

9. Resolution to amend a professional environmental services contract with AECOM, for the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area, in an amount not to exceed \$13,500.

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 68<sup>th</sup> & Mitchell Redevelopment Area, in an amount not to exceed \$13,500.

The motion carried unanimously.

10. 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.

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
- 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) 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
- 12a. Consideration relative to Report on Housing Programs.
- 12b. Consideration relative to Reports for Beloit Road Senior Apartments, LLC.

Items 12a and 12b were considered and presented by staff.

Gerry Matter, Chair recommended accepting the Report on Housing Programs and the Reports for Beloit Road Senior Apartments, LLC and placing them on file.

The motion carried unanimously.

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

At 6:47 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, June 21, 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 a proposal by a Northpointe Holdings, LLC (Oshkosh WI.) for the redevelopment of a portion of 1304 S. 70 St. (former Allis Charmers office building) for 140 market-rate multi-family units.
- b. 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.

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 Ald. Haass and seconded by Wayne Clark to convene in closed session at 6:47 p.m.

The motion carried by the following vote:

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

No: 0

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

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

Under Item a., discussion ensued regarding a proposal by a Northpointe Holdings, LLC (Oshkosh WI.) for the redevelopment of a portion of 1304 S. 70 St. (former Allis Charmers office building) for 140 market-rate multi-family units.

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 Mandel Group Properties, LLC for commercial and residential development within the Six Points/Farmers Market Redevelopment Area.

Upon conclusion of the closed session at approximately 6:57 p.m. a motion was made by Wayne Clark and seconded by Ald. Czaplewski 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.

10. 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.

13. Adjournment.

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Ald. Haass to adjourn at 6:57 p.m.

Respectfully submitted,

Kristi Johnson  
Department of Development