



MINUTES
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, SEPTEMBER 13, 2016
6:03 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

PRESENT: Wayne Clark, Vice Chair; Ald. Czaplewski; Jason Metz; Ald. Haass; Pete Hansen

EXCUSED: Gerald Matter, Chair; Karin Gale

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

OTHERS: Mayor Devine, Ald. Probst
City Attorney - Scott Post
Mandel Group - Bob Monnat, Ian Martin
Milwaukee Passenger Rail Co. – John G. Bollech
Ogden Development, LLC -Jonathan Ross

1. Approval of minutes of the meeting of June 21, 2016.

A motion was made by Ald. Haass and seconded by Jason Metz to approve the minutes of the June 21, 2016 meeting.

The motion carried unanimously.

2. Notice of Public Hearing seeking public comment and consideration of proposed changes to the Community Development Authority of the City of West Allis' Annual Plan ~~and Administrative Plan~~ for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

A scrivener's error was noted and a change was made to strike the words "and Administrative Plan".

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

Vice Chair Clark inquired and received no comments from the public.

3. Resolution authorizing the changes to the Community Development Authority of the City of West Allis' Annual Plan ~~and Administrative Plan~~ for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

A scrivener's error was noted and a change was made to strike the words "and Administrative Plan".

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Haass and seconded by Jason Metz to approve the Resolution authorizing the changes to the Community Development Authority of the City of West Allis' Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

The motion carried unanimously.

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

Ald. Czaplewski present at this time.

At 6:10 p.m., Vice Chair Clark 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, September 13, 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 Mandel Group Properties, LLC for commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
- b. Discussion/action relative to the Element 84, LLC and the 84th and 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.

A motion was made by Ald. Haass and seconded by Jason Metz to convene in closed session at 6:10 p.m.

The motion carried by the following vote:

Aye: Wayne Clark, Vice Chair; Ald. Czaplewski; Ald. Haass; Jason Metz, Pete Hansen

No: 0

Others present: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor
Mayor Devine, Ald. Probst
City Attorney - Scott Post
Mandel Group - Bob Monnat, Ian Martin (present for item a)
Milwaukee Passenger Rail Co. – John G. Bollech (present for item b)
Ogden Development, LLC -Jonathan Ross (present for item b)

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

Under Item a., discussion ensued relative to Mandel Group Properties, LLC for commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

Under Item b., discussion ensued relative to the Element 84, LLC and the 84th and Greenfield Redevelopment Area.

Upon conclusion of the closed session at approximately 7:11 p.m. a motion was made by Ald. Haass and seconded by Pete Hansen 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.

4. Resolution to amend a financial consultant contract with S.B. Friedman & Co, for the Six Points/Farmers Market Redevelopment Area and the 84th and Greenfield Redevelopment Area, in an amount not to exceed \$30,000.

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Haass and seconded by Pete Hansen to approve the Resolution to amend a financial consultant contract with S.B. Friedman & Co, for the Six Points/Farmers Market Redevelopment Area and the 84th and Greenfield Redevelopment Area, in an amount not to exceed \$30,000.

The motion carried unanimously.

5. Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$17,871.22 on Housing loans to Tammy Dennis relative to the property at 2122 S. 77 St.
6. Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$16,018.63 on Housing loans to Nancy Karolewicz relative to the property at 1353-1353A S. 57 St.

7. Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$18,707.25 on Housing loans to Julie Balistreri relative to the property at 1118-1120 S. 65 St.
8. Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$11,072.13 on Housing loans to Carter and Michelle Robbins relative to the property at 1634 S. 85 St.
9. Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$39,635.00 on Housing loans to Linda A. Torres relative to the property at 1640-42 S. 61 St.

Items 5,6,7,8 and 9 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 Department of Development to write off as uncollectible an outstanding balance of \$17,871.22 on Housing loans to Tammy Dennis relative to the property at 2122 S. 77 St., the Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$16,018.63 on Housing loans to Nancy Karolewicz relative to the property at 1353-1353A S. 57 St., the Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$18,707.25 on Housing loans to Julie Balistreri relative to the property at 1118-1120 S. 65 St., the Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$11,072.13 on Housing loans to Carter and Michelle Robbins relative to the property at 1634 S. 85 St., and the Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$39,635.00 on Housing loans to Linda A. Torres relative to the property at 1640-42 S. 61 St.

The motion carried unanimously.

10. 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
 - 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
 - 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

11a. Consideration relative to Report on Housing Programs.

11b. Consideration relative to Reports for Beloit Road Senior Apartments, LLC.

Items 11a and 11b were considered and presented by staff.

Wayne Clark, Vice 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. Adjournment.

There being no further business to come before the Authority a motion was made by Jason Metz and seconded by Pete Hansen to adjourn at 7:30 p.m.

Respectfully submitted,

Patrick Schloss
Department of Development