



MINUTES
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, OCTOBER 11, 2016
6:00 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

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

EXCUSED: Pete Hansen

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

OTHERS: Ald. Lajsic; Bill Kurtz, West Allis NOW

1. Approval of minutes of the meeting of September 13, 2016

A motion was made by Wayne Clark and seconded by Jason Metz to approve the minutes of the September 13, 2016 meeting.

The motion carried unanimously.

2. Resolution to amend a professional environmental services contract with AECOM, for the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area, in an amount not to exceed \$27,244.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution to amend a professional environmental services contract with AECOM, for the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area, in an amount not to exceed \$27,424.

The motion carried unanimously.

3. Resolution approving a Memorandum of Understanding by and between the Community Development Authority of the City of West Allis and the Housing Authority of the City of Milwaukee (HACM) relative to the administration and management of U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) vouchers.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the Resolution approving a Memorandum of Understanding by and between the Community Development Authority of the City of West Allis and the Housing Authority of the City of Milwaukee (HACM) relative to the administration and management of U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) vouchers.

The motion carried unanimously.

4. Resolution authorizing the Executive Director to enter into an audit and financial statement preparation services engagement letter and a tax return preparation services engagement letter with Baker Tilly Virchow Krause, LLP, on behalf of Beloit Road Senior Apartments, LLC.

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 to enter into an audit and financial statement preparation services engagement letter and a tax return preparation services engagement letter with Baker Tilly Virchow Krause, LLP, on behalf of Beloit Road Senior Apartments, LLC.

The motion carried unanimously.

5. Discussion/action relative to the Housing Opportunity through Modernization Act of 2016 (HOTMA, HR 3700) and its impact on the Housing Choice Voucher (HCV) program.

Ms. Johnson summarized the impact HOTMA, HR 3700 has on the Housing Choice Voucher Program and that policy decisions would need to be made in the future once HUD published a Notice pertaining to HOTMA.

6. Discussion/action relative to redevelopment interest of the former Milwaukee Ductile Iron properties located in the vicinity of S. 68 St. and W. Mitchell St.
7. Discussion/action relative to redevelopment interest of Juneau Highlands Business Park located at 1960 S. 67 Pl.
8. Discussion/action relative to Mandel Group Properties, LLC for commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
9. Discussion/action relative to the Element 84, LLC and the 84th and Greenfield Redevelopment Area.

Items 6,7,8 and 9 were discussed in closed session.

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
 - 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

- Staff advised committee of award received for this project.

- 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
 - 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.
 - Discussion ensued with questions being answered by staff.
 - 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

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

At 6:19 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, October 11, 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 redevelopment interest of the former Milwaukee Ductile Iron properties located in the vicinity of S. 68 St. and W. Mitchell St.

- b. Discussion/action relative to redevelopment interest of Juneau Highlands Business Park located at 1960 S. 67 Pl.
- c. Discussion/action relative to Mandel Group Properties, LLC for commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
- d. 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 Wayne Clark and seconded by Jason Metz to convene in closed session at 6:19 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
Ald. Lajsic

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

Under Item a., discussion ensued regarding a redevelopment interest of the former Milwaukee Ductile Iron properties located in the vicinity of S. 68 St. and W. Mitchell St.

Under Item b., discussion ensued regarding a redevelopment interest of Juneau Highlands Business Park located at 1960 S. 67 Pl.

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

Under Item d., discussion ensued regarding the Element 84, LLC and the 84th and Greenfield Redevelopment Area.

Upon conclusion of the closed session at approximately 6:52 p.m. a motion was made by Wayne Clark and seconded by Jason Metz 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.

12. 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 7:01 p.m.

Respectfully submitted,

Kristi Johnson
Department of Development