



MINUTES
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, MARCH 14, 2017
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

1. Approval of minutes of the meeting of February 7, 2017.

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the minutes of the December 13, 2016 meeting.

The motion carried unanimously.

2. Resolution approving the Administrative Guidelines for the Housing Rehabilitation Program.

Ms. Johnson outlined the addition of a Housing Grant Program similar to current loan program. Two bids are required, the lowest bid is selected and payments are sent to the contractor directly.

The Federal HOME program income restrictions were considered individually.

1. *CMI Limit of 50 %*

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the CMI Limit of 50 %.

2. *Single-family dwellings vs Duplex owner occupied property*

A motion was made by Ald. Czaplewski and seconded by Ald. Haass to approve limiting grants to single-family dwellings.

3. *Target Area of Greenfield Avenue and National Ave.*

A motion was made by Ald. Czaplewski and seconded by Jason Metz to approve a Target Area of Greenfield Avenue and National Ave.

4. Eligible Repairs

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the grant process regarding eligible repairs.

5. Recapture Method of Grant Dollars

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

6. Maximum Grant

A motion was made by Karin Gale and seconded by Wayne Clark to approve a \$20,000 cap per property.

A motion was made by Wayne Clark and seconded by Ald. Haass to approve the Resolution approving the Administrative Guidelines for the Housing Rehabilitation Program.

The motion carried unanimously.

3. Resolution transferring ownership, by Quit Claim Deed, from the Community Development Authority of the City of West Allis, to the City of West Allis, for the property located at 14** S. Six Points Crossing (Tax Key No. 454-0652-000).

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Czaplewski and seconded by Ald. Haass to approve the Resolution transferring ownership, by Quit Claim Deed, from the Community Development Authority of the City of West Allis, to the City of West Allis, for the property located at 14** S. Six Points Crossing (Tax Key No. 454-0652-000).

The motion carried unanimously.

4. Resolution approving the creation of Economic Development Assistance programs including a Storefront Improvement Program, Instore Forgivable Loan Program, and Code Compliance Forgivable Loan Program for the Six Points Farmers Market Redevelopment Neighborhood and for the National Avenue Commercial Corridor.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution approving the creation of Economic Development Assistance programs including a Storefront Improvement Program, Instore Forgivable Loan Program, and Code Compliance Forgivable Loan Program for the Six Points Farmers Market Redevelopment Neighborhood and for the National Avenue Commercial Corridor.

The motion carried unanimously.

5. Discussion/action relative to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Glenn Rieder, Inc. for development of the property located at 1960 S. 67 Pl.

Discussion ensued with questions being answered by staff.

6. Discussion/action relative to negotiating strategies for significant redevelopment opportunities.

Discussion ensued with questions being answered by staff.

7. Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

This item was discussed in closed session.

8. Update relative to the Element 84, LLC's residential development of Element 84 within the 84th and Greenfield Redevelopment Area.

This item was discussed in closed session.

9. Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave.

This item was discussed in closed session.

10. Discussion/action relative to acquisition of properties east of the 68th & Mitchell St. Redevelopment Area (TID #14).

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. 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
 - Discussion ensued with questions being answered by staff.
- 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. 8614 W. Mitchell St.
 - b. 7402-08 W. Washington St.
 - c. 19** S. 55 St.
 - d. 2125 S. 70 St.
 - e. 912-14 S. 92 St.
 - f. 1343 S. 73 St.
 - g. 6901 & 69** W. Beloit Rd.
 - 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

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

At 6:51 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, March 14, 2017, 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. Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
- b. Update relative to the Element 84, LLC's residential development of Element 84 within the 84th and Greenfield Redevelopment Area.
- c. Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave.
- d. Discussion/action relative to acquisition of properties east of the 68th & Mitchell St. Redevelopment Area (TID #14).

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 6:51 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Ald. Haass; Jason Metz; Karen 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 relative to the Mandel Group Properties, LLC's 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's residential development of Element 84 within the 84th and Greenfield Redevelopment Area.

Under Item c., discussion ensued relative to the redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave.

Under Item d., discussion ensued relative to the acquisition of properties east of the 68th & Mitchell St. Redevelopment Area (TID #14).

Upon conclusion of the closed session at approximately 7:17 p.m. a motion was made by Karen Gale 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.

7. Update relative to Mandel Group Properties, LLC's commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.

Discussion ensued with questions being answered by staff.

8. Update relative to the Element 84, LLC's residential development of Element 84 within the 84th and Greenfield Redevelopment Area.

Discussion ensued with questions being answered by staff.

9. Discussion/action relative to redevelopment opportunities in the vicinity of S. 56 St. and W. National Ave.

Discussion ensued with questions being answered by staff.

10. Discussion/action relative to acquisition of properties east of the 68th & Mitchell St. Redevelopment Area (TID #14).

Discussion ensued with questions being answered by staff.

Staff was directed to proceed with negotiations on properties to the East.

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 7:20 p.m.

Respectfully submitted,

Patrick Schloss
Department of Development