



# City of West Allis

## Meeting Minutes

### Community Development Authority

*Gerald C. Matter, Chair*

*Wayne Clark, Vice-Chair*

*Karin M. Gale, Donald Nehmer, Michael Suter*

*Ald. Kevin Haass, Ald. Martin Weigel*

*Patrick Schloss, Economic Development Executive Director*

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Tuesday, July 11, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 7 - Wayne Clark, Donald Nehmer, Kevin Haass, Martin J. Weigel, Gerald C. Matter,  
Patrick Schloss, Michael Suter

**Excused** 1 - Karin M. Gale

#### Others Attending

Ald. Lajsic, Ald. Roadt, Ald. Turner  
Jason Kaczmarek, Finance Director/Comptroller

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Steve Schaer, Planning & Zoning Manager

#### C. APPROVAL OF MINUTES

1. [23-0438](#) June 5, 2023

**Attachments:** [June 5, 2023](#)

Clark moved to approve this matter, Weigel seconded, motion carried.

#### D. MATTERS FOR DISCUSSION/ACTION

- S1 [23-0468](#) Discussion relative to the utilization and funding of the Housing Choice Voucher (HCV) program (Section 8).

**This matter was Discussed.**

2. [23-0443](#) Resolution to approve a professional engineering/design services contract with Ayres and Associates for the design of a parking lot at 66\*\* W. Mitchell St. in the amount of \$50,000.

**Attachments:** [Ayres Scope of Service](#)  
[CDA Res. No. 1457 - Ayers - 66\\*\\* W Mitchell St \(7.11.23\)](#)

*This item was discussed in both Open and Closed Session. Voting took place after Closed Session.*

**Ald. Haass moved to approve this matter, Ald. Weigel seconded, motion carried by the following vote:**

**Aye:** 5 - Nehmer, Haass, Weigel, Matter, Suter

**No:** 1 - Clark

3. [23-0444](#) Resolution to approve a professional services contract for financial/real estate consulting services contract with Baker Tilly in an amount not to exceed \$25,000.

**Attachments:** [CDA Res. No.1458 - Baker Tilly Contract \(7.11.23\)](#)  
[Baker Tilly - West Allis Scope](#)

**Clark moved to approve this matter, Ald. Haass seconded, motion carried.**

4. [23-0445](#) Resolution to approve an Estoppel Certificate and Agreement relative to Development Finance Agreement between the Community Development Authority of the City of West Allis and SoNa Loft LLC.

**Attachments:** [SoNa Lofts - Certificate of Completion](#)  
[SoNa Lofts - TIF Estoppel Certificate \(Authority\)](#)  
[CDA Res. No.1459 - Estoppel Cert & Agreement \(7-11-23\)](#)

**Clark moved to approve this matter, Ald. Weigel seconded, motion carried.**

5. [23-0446](#) Discussion on the Development Agreement by and between Community Development Authority of the City of West Allis and Baum Revision for the redevelopment of 6771 W. National Ave.

**This matter was Discussed in Closed Session.**

6. [23-0447](#) Discussion on the Development Agreement by and between the Community Development Authority of the City of West Allis and Three Leaf Partners for the redevelopment.

**This matter was Discussed in Closed Session.**

7. [23-0448](#) Discussion on the redevelopment of 92nd and Greenfield Avenue (Former St. Als Church and School)

**This matter was Discussed in Closed Session.**

8. [23-0449](#) Discussion on the status of the Allis-Yards Redevelopment Area.

**This matter was Discussed in Closed Session.**

9. [23-0450](#) Discussion on the Request for Proposals for the former Longfellow School located at 2211 S. 60th St.

**This matter was Discussed in Closed Session.**

*At 6:31 p.m., a motion was made by Mr. Clark, seconded by Ald. Weigel to go into closed session to discuss items 5-9 on the agenda.*

*Following the discussion of these items in closed session, the committee reconvened in open session.*

**E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Mr. Haass, seconded by Mr. Nehmer to adjourn at 7:17 p.m.*



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

**NON-DISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

**AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

**LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.