



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

Tuesday, May 9, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Mr. Wayne Clark, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, Mr. Gerald C. Matter, Mr. Patrick Schloss, Michael Suter
Excused 1 - Ms. Karin M. Gale

Others Attending

Ald. Lajsic
Bob Monnat, Mandel Group
Jason, Kaczmarek, Finance Director/Comptroller

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [23-0321](#) April 25, 2023

Attachments: [April 25, 2023 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0341](#) Resolution authorizing utility easements to AT&T for underground utilities, to be located at 6601 W. National Ave.

Attachments: [AT&T - WI Non-Exclusive & Exclusive Easement \(5-9-23\)](#)
[CDA Res. No. 1455 - Utility easement AT&T - 6601 W Nat'l Ave \(5-9-23\)](#)
[CDA Res. No. 1455 - Utility easement AT&T - 6601 W Nat'l Ave \(5-9-23\) signed](#)

Mr. Mueller presented an overview of the project.

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

3. [23-0327](#) Resolution approving a Purchase and Sale Agreement and Development Agreement for the sale of land between the Community Development Authority of the City of West Allis and Makers Row QOZB, LLC

Attachments: [CDA Res. No. 1452 - Maker's Row PSA \(5-9-23\)](#)
[CDA Res. No. 1452 - Maker's Row PSA \(5-9-23\) signed](#)

Mr. Schloss presented an overview of the proposal in open session, followed by further discussion in closed session.

Mr. Monnat was given the floor and advised the committee it's time to start construction.

Ald. Weigel inquired on how much space is allocated for overflow of the Farmer's Market parking on peak days and received confirmation that there should be plenty of public parking available.

Following discussion ensued in closed session, the Authority advised to remove the donation center from Use Restrictions List that were outlined during the open session presentation.

Ald. Haass moved to approve this matter as Amended, Ald. Weigel seconded, motion carried.

4. [23-0328](#) Resolution authorizing a loan up to \$200,000 to Element 84, LLC and West Allis 84 Properties, Inc. for the buildout of commercial space at 1478-82 S. 84th St. and 8290 W. Orchard St. (Tax Key No. 452-0713-000).

Attachments: [CDA Res. No. 1453 - Element 84 Loan - \\$212,000 \(5-9-23\) AS AMENDED](#)
[CDA Res. No. 1453 - Element 84 Loan - \\$200,000 \(5-9-23\)](#)
[Ogden Loan Terms - draft](#)

Mr. Schloss presented an overview of the project in open session, and requested the amount be increased from \$200,000 to \$212,000.

Mr. Clark inquired as to where the additional funds or shortfall of funds would be sourced from and was advised that this would be covered by the developer.

Mr. Nehmer asked for clarification on whether the cap is \$212,000 or 75% of the project. Mr. Schloss confirmed the cap is \$212,000.

This item was held for discussion with the amendment occurring in open session.

Ald. Haass moved to approve this matter as Amended, Ald. Weigel seconded, motion carried.

5. [23-0329](#) Resolution to approve National Avenue Commercial Corridor Code Compliance Forgivable Loan for Fire Cycle Fitness LLC for the property at 1478 S. 84th St., West Allis in the amount of up to \$8,500 (Tax Key: 452-0713-000).

Attachments: [CDA Res. No. 1454 - Fire Cycle Code Compliance \(5-9-23\)](#)
[Fire Cycle Loan Agreement & Buildout Cost \(5-9-23\)](#)

Mr. Schloss requested this item be held with discussion ensuing in closed session.

This matter was Held.

6. [23-0330](#) Discussion on 6771 W. National Ave. and 67** W. Mitchell St. (Tax Key No. 453-0564-003 and Tax Key No. 454-0251-004)

Mr. Mueller provided an update on this project, advising that there has been a big development from the last meeting to this meeting is that the National Park Service has approved the single issue review for the proposed windows. This is a key element that needed to get approval on, and the developer has the agreement and continues discussion with staff. Generally the steps moving forward look positive.

Ald. Weigel questioned if there is a commitment to keep both of the spaces as "event spaces" and not have them use this area as warehousing. Mr. Mueller confirmed that this is an important component of the project and at this point this is a conceptual floor plan.

Further discussed in closed session.

This matter was Discussed.

7. [23-0331](#) Discussion relative to SONA Development within Tax Increment District Number 15.

Discussion ensued in closed session.

This matter was Discussed.

8. [23-0309](#) Consideration relative to Report on Redevelopment Initiatives:

- a. 84th & Greenfield/TIF Number Eleven
- b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- c. The Market/TIF Number Fifteen
- d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor /TIF Number Seventeen
- f. Hwy. 100 Corridor
- g. Beloit Road Senior Housing Complex
- h. W. National Ave. Corridor
- i. Motor Castings Site – 1323 S. 65 St.
- j. 116th & Morgan Ave.
- k. 92nd St. and Greenfield Ave. - Former St. Aloysius

Mr. Schloss provided an update on the following in open session.

Item h, stating there are potentially two grocery stores tenants have expressed interested.

Item j, has received interest from a potential developer, and provided an update on where

this project is in the development stage.

Item k, has no updates at this time.

Item f, provided an update on this site, and shared details on potential developments going forward.

Item i, some discussions have happened but nothing further to report at this time.

At 6:31 p.m., a motion was made by Ald. Haass, seconded by Ald. Weigel to go into closed session to discuss items 3-7 on the agenda.

Following the discussion 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 Ald. Weigel, seconded by Ald. Haass to adjourn at 7:5 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.

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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.