



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, October 14, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 5 - Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Excused 2 - Gerald C. Matter, Michael Suter

Others Attending

Ald. Haass

Staff

Patrick Schloss, Economic Development, Executive Director

Steve Schaer, Director of Planning and Zoning

Carson Coffield, Economic Development Specialist

Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [25-0399](#) September 30, 2025 (draft minutes)

Attachments: [September 30, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0376](#) Public Hearing seeking public comment and consideration of proposed changes to the CDA's Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [Affidavit of Publication](#)
[Notice of Public Hearing](#)

Vice-chair Wayne Clark opened the Public Hearing.

Steve Schaer presented on this matter, reviewed the goals and an overview of the program.

This matter was Discussed.

3. [25-0377](#) Resolution to approve amendment to the CDA's Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [CDA Res No. 1511 -2026 Annual HCV plan - Section 8 HCV \(10-14-25\)](#)
[CDA Res.No. 1511 -2026 Annual HCV plan - Section 8 HCV \(10-14-25\) signed](#)
[Exhibit A - 10.08.25 Updated 2026 Annual Plan](#)
[Exhibit B - 10.08.25 Updated Certification by State Official](#)
[Exhibit C - Civil Rights Certification_50077-ST-HCV-HP](#)

Ald. Kuehn moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 5 - Kuehn, Weigel, Badger, Medley, Clark

No: 0

4. [25-0410](#) Discussion regarding the status of the Purchase and Sale and Development Agreement for the former St. Aloysius property located at 1405 S. 92 St.

Patrick Schloss presented an overview of this matter and shared there is improved changes to the exterior material on the building.

This matter was Discussed in both Open and Closed Session.

5. [25-0411](#) Discussion regarding the property located at 9220 W. Greenfield Ave.

Patrick Schloss presented the status and history of the property.

This matter was Discussed in both Open and Closed Session.

6. [25-0412](#) Discussion regarding the status of the former Motor Castings properties located within the S. 65 St. and W. Washington St. Corridor.

Patrick Schloss presented, reviewing the status of the property and environmental testing taking place.

This matter was Discussed in both Open and Closed Session.

7. [25-0413](#) Discussion regarding request for proposed borings within CDA owned parking lot located at 6545 W. Washington St.

Patrick Schloss presented.

This matter was Discussed in both Open and Closed Session.

8. [25-0414](#) Discussion regarding the 81st and W. National Ave. Corridor.

This matter was Discussed in both Open and Closed Session.

9. [25-0012](#) 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. Chr. Hansen Expansion/TIF Number Eighteen
 - g. 86th and National/TIF Number Nineteen
 - h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
 - i. Hwy. 100 Corridor
 - j. Beloit Road Senior Housing Complex
 - k. W. National Ave. Corridor
 - l. Motor Castings Site – 1323 S. 65 St.
 - m. 116th & Morgan Ave.

At 6:25 p.m., a motion was made by Ald. Weigel, seconded by Badger to go into closed session to discuss items 4-8 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:58 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Kuehn to adjourn at 6:58 p.m.



All meetings of the Community Development Authority 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

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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.