



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, September 12, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Karin M. Gale, Donald Nehmer, Kevin Haass, Martin J. Weigel, Gerald C. Matter, Michael Suter
Excused 1 - Wayne Clark

Others Attending

Ald. Lajsic, Ald. Turner
Jason Kaczmarek, Finance Director/Comptroller
John P. Onopa & Kyle E. Ciske representatives of Ope! Brewing Co.
Jeff Hook representing JJH3 Group

Staff

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

C. APPROVAL OF MINUTES

1. [23-0567](#) August 15, 2023

Attachments: [August 15, 2023](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0600](#) Public Hearing to consider the sale of to consider the sale of public land located at 6771 W. National Ave. (Tax Key No. 453-0564-003) in the City of West Allis.

Attachments: [Notice of Public Hearing-Sale of Land-6771 W National Ave](#)
[Affidavit of Publication](#)

Mr. Matter called the Public Hearing to order.

Mr. Schloss and Mr. Mueller presented an overview of the consideration of the sale of public land, for a potential event space with additional details being shared by John

Onopa of Ope! Brewing Co.

This item will not be acted upon this evening.

Further discussion ensued in closed session.

3. [23-0601](#) Resolution authorizing the sale of land for the property located at 6771 W. National Ave. (Tax Key No. 453-0564-003), to Baum Revision, LLC (BR West Allis, LLC) in the 68th & Mitchell Redevelopment Area.

Attachments: [CDA Res. No. 1465 - Sale of Land-6771 W. National Ave-Baum](#)

This matter was No action taken.

4. [23-0602](#) Resolution to approve a Purchase and Sale and Development Agreement between the City of West Allis and BR West Allis, LLC. for the property located at 6771 W. National Ave. and the property located at 67** W. Mitchell St.

Attachments: [CDA Res. No. 1463 - Purchase & Sale and Dev Agreement - 6771 W Nat'l Ave](#)
[2023-09.08.23 DRAFT Development Agreement 6771 W National](#)

Discussed in closed session.

This matter was No action taken.

5. [23-0603](#) Resolution to approve a Letter of Intent with JJH3 Group, for property located at 6424-6426 W. Greenfield Avenue, 6414-22 W. Greenfield Avenue, and 13** S. 65th St. (Tax Key No. 439-0145-002, 439-0146-000, 439-0144-001).

Attachments: [Letter of Intent Hook 6.23.23 \(draft version\)](#)
[Letter of Intent Hook 9.22.23 \(signed\)](#)
[CDA Res. No.1466 - JJH3 Letter of Intent](#)
[CDA Res. No. 1466 - JJH3 Letter of Intent - signed](#)

Mr. Schloss presented an outline of this proposal.

Jeff Hook introduced himself, and shared additional details of this project.

Further discussion ensued in closed session.

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

6. [23-0604](#) Discussion on Allis Yards Redevelopment Area, located within the 70th and W. Washington St. area.

Discussed in closed session.

This matter was Discussed.

7. [23-0605](#) Discussion relative to SONA Development within Tax Increment District Number 15.

Discussed 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.

Following the discussion in closed session, the committee reconvened in open session at 7:08 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Haass, seconded by Ms. Gale to adjourn at 7:10 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.