



City of West Allis

Meeting Minutes

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Jim Lisinski
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Tuesday, February 15, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Mr. Wayne Clark, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, and Mr. Gerald C. Matter
Excused 2 - Ms. Karin M. Gale, and Mr. Jim Lisinski

Others Attending

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

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager

C. APPROVAL OF MINUTES

1. [22-0001](#) December 13, 2021 (draft minutes)

Attachments: [December 13, 2021 \(draft minutes of CDA & SD Joint Mtg\)](#)

Mr. Clark moved, seconded by Ald. Weigel to Approved this matter, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [22-0063](#) Resolution to approve an amendment for stormwater easement agreement between The Community Development Authority and Six Points West Allis II LLC for the Mandel Group's SoNa Lofts development.

Attachments: [CDA Res 1414 - Amendment to Stormwater Easement \(2-15-22\)](#)
[EXHIBIT 1 - First Amendment to Stormwater Easement Agreement \(2-15-22\)](#)

Mr. Clark moved, seconded by Ald. Weigel to Approved this matter, motion carried.

3. [22-0064](#) Resolution to amend the Loan Notes between the Community Development Authority and First-Ring Industrial Redevelopment Enterprise. Inc relative to the NONA and SONA Developments.

Attachments: [CDA Res No 1415 - Amend Loan Notes - CDA & FIRE - Re NONA & SONA Dev \(2-15-22\)](#)
[EXHIBIT A - Note from CDA Res. No 1266 - Loan Agreement](#)
[EXHIBIT B - Amended note \(2-15-22\)](#)

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

4. [22-0065](#) Resolution to approve a Site Assessment Grant to Wisconsin Economic Development Corporation on 6325 W. National Avenue (former Castech).

Attachments: [CDA Res 1416 - SAG -WEDC - 6325 W Nat'l Ave \(2-15-22\)](#)

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

5. [22-0066](#) Discussion relative to redevelopment of 6771 W. National Avenue
This matter was Discussed.
6. [22-0067](#) Discussion on Makers Row 1 and 2 within The Market Redevelopment
This matter was Discussed.
7. [22-0068](#) Discussion relative to proposed development on 81st and National
This matter was Discussed.
8. [22-0069](#) Discussion regarding redevelopment at 65th and Greenfield Avenue
This matter was Discussed.
9. [22-0070](#) Discussion regarding S. 70th Street and W. Washington Corridor (Allis Yards)
This matter was Discussed.
10. [22-0072](#) Discussion regarding S. 92 St. and W. Greenfield Avenue
This matter was Discussed.
11. [22-0071](#) 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.

At 6:44 p.m., a motion was made by Mr. Clark, seconded by Ald. Weigel to go into closed session to discuss items 4-10 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. Clark, seconded by Mr. Nehmer to adjourn at 7:02 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.