



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, September 9, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Others Attending

Brian Sonderman, Chief Executive Officer from Habitat for Humanity

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Steve Schaer, Director of Planning and Zoning
Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [25-0294](#) July 22, 2025 (draft minutes)

Attachments: [July 22, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0318](#) Discussion on a proposal from Habitat for Humanity for 6901 W. Beloit Road.

Patrick Schloss presented a brief outline.

Brian Sonderman the Chief Executive Officer from Habitat for Humanity, presented an overview of the project details.

Richard Badger inquired on accessing the property, the amount of green space, timeline to build and the amount of neighborhood outreach, with details being provided. The process is typically a nine month process utilizing volunteers and involving neighborhood outreach.

Wayne Clark inquired whether the properties would be taxable, and received confirmation from Patrick Schloss that the properties are taxable, with the value being determined by the assessed value.

Ald. Kuehn inquired if the property owner would be negatively affected by an improvement with their financial status down the road, and received confirmation that future income qualifications for the original home buyer are not required, and that typical

homeownership is around fourteen years.

The consensus of the committee is in favor of negotiating a deal with Habitat for Humanity.

This matter was Discussed.

3. [25-0319](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res. No. 1502 - S.B. Friedman \(9-9-25\)](#)
[CDA Res. No. 1502 - S.B. Friedman \(9-9-25\) signed](#)
[SB Friedman - Scope of Service](#)

Patrick Schloss presented.

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

4. [25-0320](#) Resolution to amend a professional services contract with Lutheran Social Services for work related to the Family Self Sufficiency Program.

Attachments: [CDA Res. No. 1503 - Lutheran Social Services - Amendment \(9-9-25\)](#)
[CDA Res. No. 1503 - Lutheran Social Services - Amendment \(9-9-25\) signed](#)
[CDA approved resolution FSS contract budget 2025](#)
[West Allis FSS Scope & Grant Non Grant Budget FY25](#)

Steve Schaer presented.

Discussion ensued with questions being answered by staff.

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

5. [25-0321](#) Resolution authorizing the Executive Director to prepare a Project Plan for Tax Increment District Number 21 Plan for S. 92 St. and Greenfield Ave.

Attachments: [CDA Res. No. 1504 - Project Plan for TIF 21 \(9-9-25\)](#)
[CDA Res. No. 1504 - Project Plan for TIF 21 \(9-9-25\) signed](#)

Patrick Schloss presented and Shaun Mueller outlined the proposed costs and improvements.

Additional discussion in closed session.

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

6. [25-0322](#) Discussion regarding a Proposed TIF Plan Amendment for Tax Increment District #7 and the dissolution of Tax Increment District Number #6 Lime Pit and Tax Increment District #13 Home Juice.

Shaun Mueller presented.

This matter was Discussed.

7. [25-0323](#) Resolution authorizing the Executive to prepare an amendment to Tax Increment Finance District Number 7 – Summit Place and to allow for donations of increment from Tax Increment Finance District Number 7- Summit Place to Tax Incremental District Number 6 -S. 67th St. and W. Becher Place Light Industrial Park and Tax Incremental Finance District Number 13 – Former Home Juice Area.

Attachments: [CDA Res. No. 1505 - Amend TIF 7 \(9-9-25\)](#)
[CDA Res. No. 1505 - Amend TIF 7 \(9-9-25\) signed](#)

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

8. [25-0325](#) Resolution to approve a professional services contract with Ehlers for the preparation of a TIF Plan, Tax Increment District Number 21 and amendments to Tax Increment District Number #7.

Attachments: [CDA Res. No. 1506 - Ehlers - TIF 21 & Amendments to TIF 7 \(9-9-25\)](#)
[CDA Res. No. 1506 - Ehlers - TIF 21 & Amendments to TIF 7 \(9-9-25\) signed](#)

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

9. [25-0326](#) Resolution to approve a Purchase Agreement between the Community Development Authority of the City of West Allis and Seth E. Dizard, ESQ., for the properties at 6500 W. Washington St., 13** S. 65th St., 11** S. 64th St., and 11** S. 65th St, formerly portions of the Motor Castings Company.

Attachments: [CDA Res. No. 1507 - Purchase Agreement \(9-9-25\)](#)
[CDA Res. No. 1507 - Purchase Agreement \(9-9-25\) signed](#)
[Real Estate Purchase Agreement \(9-9-25\)](#)
[Real Estate Purchase Agreement \(9-9-25\) Revised](#)

Patrick Schloss presented.

Discussion ensued with questions being answered by staff.

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

10. [25-0327](#) Discussion on the Foundry District Pedestrian Trail.

Shaun Mueller presented.

This matter was Discussed.

11. [25-0328](#) Discussion regarding 6771 W. National Ave.

This matter was Discussed in Closed Session.

12. [25-0329](#) Proposed additional development on Lot 3 and Lot 4 within Six Points Farmers Market Redevelopment area.

Patrick Schloss presented.

This matter was Discussed.

- 13. [25-0330](#) Discussion on the Makers Row development.
This matter was Discussed in Closed Session.
- 14. [25-0331](#) Discussion on the Allis-Yards Redevelopment.
Patrick Schloss presented in open session.
This matter was Discussed in Closed Session.
- 15. [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.

Updates were provided in Closed Session.

At 7:27 p.m., a motion was made by Ald. Kuehn, seconded by Clark to go into closed session to discuss items #5-14 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:57 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Clark, seconded by Ald. Kuehn to adjourn at 7:57 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

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.