



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, July 22, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:01 p.m.

B. ROLL CALL

Present 4 - Gerald C. Matter, Michael Suter, Martin J. Weigel, Wayne Clark
Excused 3 - Danna Kuehn, Richard Badger, Thomas Medley

Others Attending

Linda Spice, Milwaukee Business Journal
Jason Kaczmarek, Finance Director/Comptroller

Staff

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

C. APPROVAL OF MINUTES

1. [25-0275](#) June 10, 2025 (draft minutes)

Attachments: [June 10, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0277](#) Resolution to approve a Letter of Intent for the former Motor Castings properties, 6500 W. Washington St. (Tax Key No. 439-0001-037), 13** S. 65 St. (Tax Key No. 439-9004-000), 1200 S. 65 St. (Tax Key No. 439-0108-001) and 11** S. 64 St. (Tax Key No. 439-0088-000).

Attachments: [CDA Res. No. 1499 - Letter of Intent - Motorcastings](#)

[CDA Res. No. 1499 - Letter of Intent - Motorcastings \(AS AMENDED\)](#)
(7-22-25) signed

Patrick Schloss outlined the agreement on the Letter of Intent for the former Motor Castings site, and outlined the parameters in closed session. The funding source would be TIF 7, subject to Joint Review Board approval.

Following discussion in Closed Session, this item was approved as amended.

Ald. Weigel moved to approve this matter as amended, Clark seconded, motion carried by the following vote:

Aye: 4 - Matter, Suter, Weigel, Clark

No: 0

3. [25-0278](#) Resolution to approve the Scope of Services for Ramboll Americas Engineering Solutions, Inc. for remedial planning assistance at 6500 W. Washington St. (Tax Key No. 439-0001-037), 13** S. 65 St. (Tax Key No. 439-9004-000), 1200 S. 65 St. (Tax Key No. 439-0108-001) and 11** S. 64 St. (Tax Key No. 439-0088-000).

Attachments: [CDA Res. No. 1500 - Ramboll - Motor Castings \(7-22-25\)](#)

[CDA Res. No. 1500 - Ramboll - Motor Castings \(7-22-25\) signed](#)

[REH Estimate-Phase 1-2_6500 Washington-West Allis WI_01 13 2025](#)

[Ramboll - Amended Proceed Order 29 - Packet for signatures \(7-23-25\) signed](#)

Patrick Schloss stated this item is relative to item number two, and outlined the funding source and items to be covered by the scope of service.

Ald. Weigel inquired whether this needed to be sole sourced out, and received confirmation that staff has already done that process.

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

Aye: 4 - Matter, Suter, Weigel, Clark

No: 0

4. [25-0279](#) Resolution to approve the First Amendment to an Amended and Restated Indenture of Trust and Bond Agreement between the CDA and U.S. Bank Trust Company relative to Renaissance Faire II LLC and the property at Renaissance Faire Office Complex at 809 S. 60th Street.

Attachments: [CDA Res. No. 1501 - 1st Amendment - Renaissance 7.22.25](#)

[CDA Res. No. 1501 - 1st Amendment - Renaissance \(7-22-25\) signed](#)

[First Amendment to Bond Indenture - Renaissance Faire II LLC](#)

[First Amendment to Bond Indenture - Renaissance Faire II LLC - FULLY EXECUTED](#)

Patrick Schloss provided an overview dating back to 2012 and explained the current bond negotiations. All aspects are guaranteed by Joel Lee from the Renaissance Center, with no impact to the CDA or the City. This item is simply approving the extension of the maturity date.

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

Aye: 4 - Matter, Suter, Weigel, Clark

No: 0

5. [25-0280](#) Discussion on Allis Yards Redevelopment at S. 70th and W. Washington St.

This item was discussed in Closed Session.

6. [25-0281](#) Discussion on 922 S. 70th St. (former Poblocki Sign Building).

Patrick Schloss had shared a communication with the Committee regarding this property and the potential purchase from the WI Department of Transportation. We have been in contact with the Governor, Secretary of Transportation and the State Representatives, each one stating they have reached out to the WI Department of Transportation. There has been no formal meeting to discuss the Corridor and what WIDOT's overall plans are for the property. Further details were presented and outlined regarding the impact of this purchase on our city development.

Wayne Clark inquired what the impact would be to the developer, and was advised that they do not want storage items, electrical items viewed.

Ald. Weigel stated he routinely gets calls inquiring on properties and for the WIDOT has made to effort to reach out or communicate any of their intentions. The day they purchase this property the property will be removed from our tax roll and sit unused for four years. There are many other viable options for purchase that wouldn't have such a negative impact on our community.

Wayne Clark further inquired if the developer has backed out of this viable corner, and was advised that it was an international group that had already submitted an application for occupancy which appears to not be moving forward due to this lost opportunity.

Ald. Weigel commented that we've been in discussions for the McKinley Park and WIDOT plans to use the building for storage and the property would always be off the tax roll.

This matter was Discussed in Open Session.

7. 25-0282

Discussion regarding SONA, Makers Row, redevelopment activities.

This item was discussed in Closed Session.

8. 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.

Ald. Weigel inquired on the status of the St. Al's property and was advised that demolition has been started, with the item on the Plan Commission Agenda of July 23, 2025.

At 6:26 p.m., a motion was made by Ald. Weigel, seconded by Clark to go into closed session to discuss items #2-7 on the agenda.

Patrick Schloss stated item #2 is relative to negotiations, purchase price and strategy. Item #5 & #7 is to discuss items relative to the development agreement and negotiation.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:57 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Clark to adjourn at 7:05 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.