



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, June 10, 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** 7 - Wayne Clark, Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley

#### Others Attending

Ald. Roadt  
Jason Kaczmarek, Finance Director/Comptroller  
Nick Jung; F Street

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [25-0193](#) May 13, 2025 (draft minutes)

Attachments: [May 13, 2025 \(draft minutes\)](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0194](#) Public Hearing to consider the sale of public land located at 1405 S. 92nd St. (Tax Key No. 450-0502-000) in the City of West Allis.

Attachments: [Notice of Public Hearing - Sale of Land 4.22.25](#)  
[Public Hearing Publication](#)

*Patrick Schloss presented.*

*Discussion ensued regarding parking.*

*Chair Matter inquired and received no additional comments from the public.*

**This matter was Discussed.**

3. [25-0216](#) Resolution to consider establishing the 2025 Payment Standard for the Housing Choice Voucher Program.

**Attachments:** [CDA Res. No.1496 - FY25 Payment Standards & FMRs](#)

[CDA Res. No.1496 - FY25 Payment Standards & FRMs \(6-10-25\)  
signed](#)

*Patrick Schloss presented.*

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

**Aye:** 6 - Clark, Matter, Suter, Kuehn, Weigel, Badger

**No:** 0

**Abstain:** 1 - Medley

4. [25-0217](#) Discussion regarding a contract with Tracy Cross & Associates, Inc., in the amount of \$19,875 for a residential market study on the West Allis housing market.

*Shaun Mueller outlined the need of updating the market study from 2020 and the evolving market.*

**This matter was Discussed.**

5. [25-0218](#) Resolution authorizing the sale of land for the property located at 1405 S. 92nd St. (Tax Key No. 450-0502-000), to F-Street 92, LLC.

**Attachments:** [CDA Res. No. 1497 - Sale of Land- St. Al's - FStreet](#)

[CDA Res. No. 1497 - Sale of Land - St. Al's - FStreet \(6-10-25\) signed](#)

*Following discussion in closed session, this item was approved in open session.*

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

**Aye:** 6 - Clark, Matter, Suter, Kuehn, Weigel, Badger

**No:** 0

**Abstain:** 1 - Medley

6. [25-0219](#) Resolution to approve an Agreement to Raze and Remove Structures between the Community Development Authority of the City of West Allis and F-Street 92, LLC for the property at 1405 S. 92 St. (450-0502-000).

**Attachments:** [CDA Res. No. 1498 - Raze and Demolition Agreement](#)

[CDA Res. No. 1498 - Raze and Demolition Agreement \(6-10-25\)  
signed  
Raze and Remove Structures Agreement 5.30.25](#)

*Following discussion in closed session, this item was approved in open session.*

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

**Aye:** 6 - Clark, Matter, Suter, Kuehn, Weigel, Badger

**No:** 0

**Abstain:** 1 - Medley

7. [25-0220](#) Discussion regarding the former Motor Castings properties, 6500 W. Washington (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).
- This matter was discussed in closed session.**
8. [25-0221](#) Discussion on Tax Increment District # 7 – Summit Place.
- This matter was discussed in 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 6:19 p.m., a motion was made by Clark, seconded by Ald. Weigel to go into closed session to discuss items #5-8 on the agenda.*

*Following the discussion of these items in closed session, the committee reconvened in open session at 6:40 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 6:43 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.