



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, November 9, 2021

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 - Mr. Wayne Clark, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, Mr. Gerald C. Matter, and Mr. Patrick Schloss
Excused 1 - Ms. Karin M. Gale

Others Attending

Ald. Lajsic, Ald. Roadt
Jason Kaczmarek, Finance Director/Comptroller
Bob Monnat, Mandel Group

Staff

C. APPROVAL OF MINUTES

1. [21-0537](#) October 12, 2021 Draft Minutes

Attachments: [October 12, 2021 Draft Minutes](#)

Lisinski moved to approve this matter, seconded by Clark, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [21-0578](#) Resolution to approve the terms and conditions of a Development Agreement between the Community Development Authority and the Mandel Group for the Market development (South of National Avenue "SONA").

Attachments: [CDA Res 1403 - Terms & Conditions - Mandel - SONA \(11-9-21\)](#)
[CDA Res 1403 - Terms & Conditions - Mandel - SONA \(11-9-21\) signed](#)

Mr. Clark inquired, in the Mandel deal presented, that rents don't support the current construction costs. Mr. Monnat further emphasized the need for the public/private participation is to bridge that gap between rents vs construction costs.

Ald. Weigel stated we want a high quality, high value building, which appears to be

proposed.

Mr. Clark questioned why the size of the units changed, and was advised by Mr. Monnat the current demand is in the smaller unit sizes.

Mr. Clark also inquired on the Maker's Row, questioning why the project hasn't started yet. Mr. Monnat stated they are moving on it.

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

3. [21-0579](#) Resolution to authorize the sale of a portion of 66** W. Mitchell St. to Mark Higgins, owner of property at 6620 W. Mitchell Street.

Attachments: [CDA Res 1404 - -66xx W Mitchell St - sale of property to Mark Higgins \(11-9-21\)](#)
[Makers Row-SONA Lofts Project - Exhibit A](#)
[SONA- Mitchell Entrance - Exhibit B](#)
[CDA Res 1404 --66xx W Mitchell St - sale of property to Mark Higgins \(11-9-21\) signed](#)

Mr. Clark questioned if we have approached them regarding purchasing the building. Mr. Schloss confirmed we had inquired early on and there wasn't any interest.

This is was further discussed in closed session.

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

Aye: 5 - Mr. Lisinski, Mr. Nehmer, Ald. Haass, Ald. Weigel, and Mr. Matter

No: 1 - Mr. Clark

4. [21-0580](#) Resolution to approve single source contract with Payne and Dolan for the installation of a curb cut and apron for ingress and egress at 66** Mitchell St. in the amount up to \$20,000.

Attachments: [CDA Res1405 - 66xx W Mitchell St - Curb Cut and Apron - TIF 15 \(11-9-21\)](#)
[CDA Res 1405 -66XX W Mitchell St - Curb Cut and Apron - TIF 15 \(11-9-21\) signed](#)

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

5. [21-0581](#) Resolution to approve the acquisition of 6424-26 W. Greenfield Avenue and 13** S. 65th St. within Tax Increment District # 5 – Six Points Farmers Market Redevelopment Area.

Attachments: [CDA Res 1406 - 6424-26 W Greenfield Ave & 13xx S 65 St-TIF 5 \(11-9-21\)](#)
[CDA Res 1406 - 6424-26 W Greenfield Ave & 13xx S 65 St-TIF 5 - As Amended \(signed\)](#)

Ald. Weigel moved to amend the Resolution to also include TIF 7 or FIRE funds, seconded by Ald. Haass, motion carried.

Nehmer moved to approve the Resolution as amended, seconded by Ald. Weigel, motion carried.

6. [21-0582](#) Resolution to approve a contract with Witico Development Corp. for temporary repairs and replacement of windows at 6771 W. National Avenue, located within Tax Increment Financing District #14, in the amount up to \$10,000.

Attachments: [CDA Res 1407 - 6771 W Nat'l Ave - TIF 14 - \\$10,000 \(11-9-21\)](#)
[CDA Res 1407 - -6771 W Nat'l Ave - TIF 14 - \\$10,000 \(11-9-21\) signed](#)

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

7. [21-0583](#) Resolution to approve a contract MRI Software LLC in the amount of \$7,976.25 to convert housing software to a cloud based system to manage the Section 8 Housing Choice Voucher Program.

Attachments: [CDA Res1408 - MRI Software LLC \\$7,976.25 - Section 8 Cloud Based system \(11-9-21\)](#)
[WestAllis Quote CloudMigration 11.2.21](#)
[CDA Res 1408 - MRI Software LLC \\$7,976.25 - Section 8 Cloud Based system \(11-9-21\) signed](#)

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

8. [21-0485](#) 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. 6610 W. Greenfield Ave.
 - j. Motor Castings Site – 1323 S. 65 St.
 - l. 116th & Morgan Ave.

At 7:00 p.m., a motion was made by Ald. Haass, seconded by Mr. Clark to go into closed session to discuss items 2, 3, 4, 5 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 Ald. Haass, seconded by Ald. Weigel to adjourn at 7:34 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

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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.