



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, April 12, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, and Mr. Gerald C. Matter
Excused 1 - Ms. Karin M. Gale

Others Attending

Ald. Lajsic

Staff

Patrick Schloss, Executive Director, Economic Development

C. APPROVAL OF MINUTES

1. [22-0179](#) March 8, 2022 & March 18, 2022

Attachments: [March 8, 2022 \(draft minutes\)](#)
[March 18, 2022 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [22-0182](#) Annual election of Chairperson and Vice-Chairperson

A motion was made by Ald. Haass and seconded by Jim Lisinski to nominate Gerald Matter as Chairperson of the Community Development Authority of the City of West Allis.

The motion carried unanimously with Gerald Matter abstaining.

A motion was made by Ald. Haass and seconded by Jim Lisinski to nominate Wayne Clark as Vice-Chairperson of the Community Development Authority of the city of West Allis.

Mr. Matter inquired if there were any further nominations.

There being no further nominations, Mr. Matter declared the nominations closed.

The motion carried unanimously.

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

3. [22-0183](#) Resolution on an amendment to a Line of Credit Agreement between the Hotel Ventures, LLC, and the Community Development Authority of the City of West Allis.

Attachments: [CDA Res No 1421 - Amend LOC - Hotel Ventures, LLC \(4-12-22\)](#)
[CDA Res No 1421 - Amend LOC - Hotel Ventures, LLC \(4-13-22\)](#)
[signed](#)

Patrick Schloss presented.

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

4. [22-0184](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Forgivable Loan in the amount of up to \$33,500 for 6325 W. National Avenue - 6325 Mithli LLC

Attachments: [CDA Res No 1420 - 6325 W. National Code Compliance \\$33.500 \(4-12-22\)](#)
[6325 W. National Ave - Forgivable Loan Agreement](#)
[CDA Res No 1420 - 6325 W. National Code Compliance resolution \\$33.500 \(4-13-22\) signed](#)
[6325 W National Ave - Forgivable Loan Agreement - Fully executed agreement](#)

Patrick Schloss presented in open session, further discussion held in closed session followed by voting in open session.

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

5. [22-0185](#) Discussion regarding redevelopment efforts of 6400 Block of W. Greenfield Avenue

Patrick Schloss presented in open session, further discussion held in closed session.

This matter was Discussed.

6. [22-0186](#) Discussion on 116th and Morgan – status of environmental review

Patrick Schloss presented in open session, further discussion held in closed session.

This matter was Discussed.

7. [22-0187](#) Discussion regarding 84th and Greenfield redevelopment

Patrick Schloss presented in open session, further discussion held in closed session.

This matter was Discussed.

8. [22-0188](#) Discussion regarding 92nd and Greenfield redevelopment
Patrick Schloss presented in open session, further discussion held in closed session.
This matter was Discussed.
9. [22-0189](#) Discussion regarding status and financing of Makers Row development
Discussed in closed session.
This matter was Discussed.
10. [22-0190](#) Discussion regarding status and financing of 6771 W. National Ave.
Patrick Schloss presented in open session, further discussion held in closed session.
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.
- Patrick Schloss presented in open session, further discussion held in closed session.*
This matter was Discussed.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Wayne Clark to adjourn at 7:04 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.