



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, September 10, 2024

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 6 - Wayne Clark, Donald Nehmer, Gerald C. Matter, Michael Suter, Danna Kuehn, Richard Badger  
**Excused** 1 - Martin J. Weigel

#### Others Attending

Ald. Haass  
Jason Kaczmarek, Finance Director/Comptroller  
Steve Schaer, Planning & Zoning Manager  
Carson Coffield, Economic Development Specialist  
Terri Delbaro, Erich Schwenker, Susan C. Olson, Jacqueline Wick

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Danielle Goida, Community Development Senior Planner

#### C. APPROVAL OF MINUTES

1. [24-0518](#) August 20, 2024

**Attachments:** [August 20, 2024 Draft Minutes](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [24-0526](#) Public Hearing seeking public comment and consideration of proposed changes to the CDA's 5-Year Plan, Annual Plan and Administrative Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

**Attachments:** [Public Notice Request CDBG Program](#)

[Exhibit A 5-Year Plan 2025](#)

[Exhibit B Annual Plan 2025](#)

[Exhibit C Admin. Plan 2025](#)

[CDA HOTMA Summary](#)

*Danielle Goida presented.*

Wayne Clark questioned who is on the Resident Advisory Board committee and was informed that all of the members are participants within the program.

Don Nehmer sought clarification regarding the \$1M Capital Fund account along with whether the \$100K net asset to qualify is a maximum requirement or recommendation. Patrick Schloss advised that we do not have a Capital Fund account and the \$100K is a requirement.

Richard Badger ask what is the goal percentage of low income housing and how long to divest the funds.

3. [24-0527](#) Resolution to approve amendments to the Section 8 Housing Choice Voucher Five-Year Plan, Annual Plan, and Administrative Plan changes for Operation Year 2025.

**Attachments:** [CDA Res. No.1485 - Section 8 Housing - Operation Yr 2025](#)  
[CDA Res. No.1485 - Section 8 Housing - Operation Yr 2025 \(signed\)](#)

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

**Aye:** 5 - Clark, Matter, Suter, Kuehn, Badger

**No:** 1 - Nehmer

4. [24-0535](#) Discussion regarding the Development Agreement with Six Points East LLC and conditions related to public parking.

**Attachments:** [Development Agreement - Exhibit B](#)

Don Nehmer questioned if overnight parking requires a city parking permit.

Ald. Kuehn stated if no city permits are required then no police enforcement should be expected/required.

Don Nehmer referred to item #5 from their handout and stated we should require parking permits for overnight parking.

Ald. Kuehn prefers the parking issue remain with the property owner.

**This matter was Discussed.**

5. [24-0538](#) Resolution to Approve the Purchase of the Tri-City Bank Note for the Property at 1405 S. 92 St.

**Attachments:** [CDA Res. No. 1486 - Purchase of Tri-City Bank Note - 1405 S. 92 St.](#)  
[CDA Res. No. 1486 - Purchase of Tri-City Bank Note - 1405 S. 92 St. \(signed\)](#)

Prior to entering closed session, Erich Schwenker provided an overview of events to the committee.

Ald. Kuehn indicated that the blighted property has been a drain on West Allis resources and a safety and neighborhood issue that needs to stop.

*This item was discussed in closed session and voted on in open session following the conclusion of the closed session.*

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

6. [24-0536](#)

Discussion regarding the redevelopment area located at 13\*\* S. 65th St.

*This item was discussed in closed session.*

**This matter was Discussed.**

7. [24-0021](#)

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 6:59 p.m., a motion was made by Mr. Nehmer, seconded by Mr. Badger to go into closed session to discuss items 5-6 on the agenda.*

*Following the discussion of these items in closed session, the committee reconvened in open session at 7:21 p.m.*

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Mr. Clark to adjourn at 7:22 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.

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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.

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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.