



# City of West Allis

## Meeting Minutes

### Community Development Authority

*Gerald C. Matter, Chair*  
*Wayne Clark, Vice-Chair*  
*Karin M. Gale, Donald Nehmer, Michael Suter*  
*Ald. Kevin Haass, Ald. Martin Weigel*  
*Patrick Schloss, Economic Development Executive Director*

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Tuesday, October 11, 2022

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### 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, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, Mr. Gerald C. Matter, and Michael Suter

#### Others Attending

Ald. Lajsic, Ald. Roadt  
Jason Kaczmarek, Finance Director/Comptroller

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [22-0572](#) September 13, 2022

**Attachments:** [September 13, 2022 \(draft minutes\)](#)

**Ald. Weigel moved to approve this matter, Mr. Nehmer seconded, motion carried.**

#### D. NEW AND PREVIOUS MATTERS

2. [22-0576](#) Public Hearing on amendments to the Section 8 Housing Choice Voucher Administrative and Annual Plan

**Attachments:** [2023 NOTICE OF PUBLIC HEARING](#)

*Mr. Schloss presented an overview and addressed questions from the Community Development Authority regarding the Public Hearing regarding the changes to the Section 8 Housing Choice voucher Program Annual Plan.*

**This matter was Discussed.**

3. [22-0578](#) Resolution to approve amendments to the Section 8 Housing Choice Voucher Administrative and Annual Plan

**Attachments:** [CDA Res 1426 - Administrative Plan Amendments 2022 Resolution \(10-11-22\)](#)  
[CDA Res 1426 - Administrative Plan Amendments 2022 Resolution \(10-11-22\) signed](#)

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

4. [22-0577](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

**Attachments:** [CDA Res 1427 - S.B. Friedman & Co. - Financial Consultant Redev \(10-11-22\)](#)  
[CDA Res 1427 - S.B. Friedman & Co. - Financial Consultant Redev \(10-11-22\) signed](#)  
[S.B. Friedman Scope of Service](#)

*Mr. Mueller commented on the benefits of having an outside third-party reviewing the large development projects.*

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

5. [22-0579](#) Discussion on the report City of West Allis Tax Increment Districts

*Mr. Schloss presented an update on the Tax Increment Districts, with additional data being supplied at a future meeting along with being presented to the Joint Review Board.*

**This matter was Discussed.**

6. [22-0580](#) Discussion regarding redevelopment efforts at the 6400 block of W. Greenfield Ave.

*Mr. Mueller provided a brief update with further discussion being held in closed session.*

**This matter was Discussed.**

7. [22-0581](#) Discussion regarding potential reuse of 404 S. 116 St.

*This item was discussed in closed session.*

**This matter was Discussed.**

8. [22-0582](#) Discussion regarding the Makers Row development within the Six Points/Farmers Market Redevelopment Area

*This item was discussed in closed session.*

**This matter was Discussed.**

9. [22-0583](#) Discussion regarding Tax Increment Finance District #18

*This item was discussed in closed session.*

**This matter was Discussed.**

10. [22-0584](#) 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.
  - k. 92nd St.and Greenfield Ave.

*At 6:30 p.m., a motion was made by Mr. Clark, seconded by Ald. Haass to go into closed session to discuss items 6-9 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 Mr. Clark, seconded by Ald. Haass to adjourn at 7:00 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.