



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, March 12, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Wayne Clark, Karin M. Gale, Donald Nehmer, Gerald C. Matter, Michael Suter
Excused 2 - Kevin Haass, Danna Kuehn

Others Attending

Ald. Lajsic
Jason Kaczmarek, Finance Director/Comptroller
Ian Martin
Jeff Hook
Keith Villwock
AmyRose Murphy

Staff

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

C. APPROVAL OF MINUTES

1. [24-0139](#) February 13, 2024

Attachments: [February 13, 2024 Draft Minutes](#)

Suter moved to approve this matter, Clark seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0145](#) Discussion regarding proposed Allis Yards residential development by Land by Label, within the S. 70 St./W. Washington St. Corridor.
This matter was Discussed.
3. [24-0146](#) 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. 1472 - S.B. Friedman - \\$25,000 \(3-12-24\)](#)
[CDA Res. No. 1472 - S.B. Friedman - \\$25,000 \(3-12-24\) signed](#)
[SB Friedman Scope of Service](#)

Gale moved to approve this matter, Nehmer seconded, motion carried.

4. [24-0147](#) Resolution to approve a Subrecipient Agreement between the City of West Allis and Milwaukee County for the award of 2023 federal H.O.M.E. funds from the Milwaukee County H.O.M.E. Consortium.

Attachments: [CDA Res. No. 1473 - Subrecipient Agreement West Allis- MKE Co 2023 HOME 3-12-24](#)
[CDA Res. No. 1473 - Subrecipient Agreement West Allis - MKE Co 2023 HOME \(3-12-24\) signed](#)
[CDA Exhibit -Subrecipient Agreement](#)

Clark moved to approve this matter, Suter seconded, motion carried.

5. [24-0148](#) Discussion regarding the draft long range Foundry District Plan for the eastern industrial corridor of the City of West Allis.

This matter was Discussed.

6. [24-0149](#) Discussion regarding the proposed development in the 6400 block of W. Greenfield Ave.

This matter was Discussed.

7. [24-0150](#) Resolution authorizing the Executive Director to prepare a plan for the creation of Tax Increment District No. 20 – 6400 Block of W. Greenfield Avenue Plan.

Attachments: [CDA Res. No. 1474 - Resolution to Create TIF 20 \(3-12-24\)](#)
[CDA Res. No. 1474 - Resolution to Create TIF 20 \(3-12-24\) signed](#)
[Exhibit A – Proposed TIF Boundary -6400](#)

Clark moved to approve this matter, Nehmer seconded, motion carried.

8. [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. Hwy. 100 Corridor
 - g. Beloit Road Senior Housing Complex - Financial Update
 - h. W. National Ave. Corridor
 - i. Motor Castings Site – 1323 S. 65 St.
 - j. 116th & Morgan Ave.

Mr. Schloss discussed the status of the Motor Castings Site - item (i)

At 7:04 p.m. a motion was made by Mr. Nehmer, seconded by Mr. Suter to go into closed session.

Following the discussion of 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 Mr. Nehmer to adjourn at 7:31 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.