



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, March 8, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Kevin Haass, Mr. Gerald C. Matter, and Mr. Patrick Schloss
Excused 1 - Ald. Martin J. Weigel

Others Attending

Brian Kleismett, Jacquelyn Honl
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. [22-0116](#) February 15, 2022 (draft minutes)

Attachments: [February 15, 2022 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [22-0119](#) Resolution to approve Amendment #2 to the Staging and Grading Temporary Easement Agreement between the Community Development Authority of the City of West Allis and Mandel Development, Inc. Group for the Phase II of The Market development (South of National Avenue "SONA").

Attachments: [CDA Res 1417 - Amendment #2 to Mandel Phase II -Access Agreement \(3.8.22\)](#)
[Amendment #2 Staging and Grading Temporary Easement Agreement \(3.8-22\)](#)
[CDA Res 1417 - Amendment #2 to Mandel Phase II -Access Agreement \(3-8-22\) signed](#)

Patrick Schloss presented.

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

3. [22-0120](#) Resolution to approve a Letter of Intent between the Community Development Authority and Baum Revision, LLC. for the property located at 6771 W. National Avenue and potentially portions of 67** W. Mitchell St. (Tax key No. 453-0564-002 and potions of Tax Key No. 454-0251-001)

Attachments: [CDA Res 1418 --6771 Baum Revision Letter of Intent \(3-8-22\)](#)
[CDA Res 1418 - 6771 Baum Revision Letter of Intent \(3-8-22\) signed](#)

Shaun Mueller presented.

This item was voted on after closed session.

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

4. [22-0121](#) Discussion on proposed Urban Pioneer Condo development for 81st and National

Patrick Schloss presented.

Brian Kleismett followed up with a presentation.

This matter was Discussed.

5. [22-0122](#) Discussion in regard to status and financing of Makers Row

Patrick Schloss presented.

This matter was Discussed.

6. [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.

At 6:33 p.m., a motion was made by Mr. Clark, seconded by Mr. Lisinski to go into closed session to discuss items 2-5 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 Mr. Lisinski to adjourn at 6:58 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.