



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, December 17, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Wayne Clark, Donald Nehmer, Patrick Schloss, Michael Suter, Danna Kuehn,
Martin J. Weigel, Richard Badger
Excused 1 - Gerald C. Matter

Staff

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

C. APPROVAL OF MINUTES

1. [24-0693](#) October 8, 2024

Attachments: [October 8, 2024 Draft Minutes](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0712](#) Annual Tax Increment Financing Report.

Attachments: [TID Report 2024 12.16.24](#)

Patrick Schloss presented an overview of the TIF projects.

There are currently 12 "open" and 8 "closed" TIF's. Personal property taxes are no longer assessed which accounts for a \$6M difference. Most of this money is made up through the State. A high note to our achievements is TIF 6, Juneau Highland, which was established in 2004 and is reaching its completion. Our finance department has concurred that it would be a good idea to utilize TIF 7 funds to pay off this debt as a donor funded expenditure.

This matter was Discussed.

3. [24-0713](#) Discussion on proposed use of donor Tax Incremental Financing to close TIF #6 and TIF #13.

Patrick Schloss presented.

Ald. Weigel stated, "This is great idea" and questioned when in 2025 this would take place. Mr. Schloss stated we've been able to draw both residential and business development thru the TIF's. He will speak with Ehlers Inc. to make this happen.

This matter was Discussed.

4. [24-0714](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Loan in the amount up to \$8,500 for the establishment of an entertainment venue at 6325 W. National Ave.

Attachments: [CDA Res. No. 1488 - Nat'l Ave CCCC Forgivable Loan](#)
[6325 W National Ave Forgivable Loan Agreement \(12-17-24\)](#)
[CDA Res. No. 1488 - Nat'l Ave CCCC Forgivable Loan \(signed\)](#)

Patrick Schloss presented.

Voting actually occurred after the vote on item #5.

Ald. Weigel moved to approve this matter, Badger seconded, motion carried.

5. [24-0715](#) Resolution to approve the Purchase and Sale, Development Agreement, Development Finance Agreement, and Public Space Agreement with Six Points Square LLC for the redevelopment of the 6400 Block W. Greenfield Ave.

Attachments: [CDA Res. No. 1489 - Purchase & Sale & Dev Agrmt - \(12-17-24\)](#)
[CDA Res. No. 1489 - Purchase & Sale & Dev Agrmt -\(1217-24\) signed](#)
[Development Agrmt - 12-13-2024 FINAL](#)
[Public Space Agrmt 12-13-2024 FINAL](#)
[Purchase Sale Agrmt 12-13-2024 FINAL](#)
[Development Finance Agreement - 12-13-2024 FINAL](#)
[1. AFFIDAVIT - MILWAUKEE COUNTY - DOC # 11478563 \(02153357x7A794\) signed](#)
[2. Memorandum of Agreements 11478565 \(02153369x7A794\) signed](#)
[3. Purchase and Sale Agreement-Executed \(02153374x7A794\) signed](#)
[4. a Warranty Deed 11478564 \(02153377x7A794\) signed](#)
[4. Public Space Agreement 11478566 \(02153371x7A794\) signed](#)
[5. Development Finance Agreement-Executed \(02153364x7A794\) signed](#)
[6. Completion Guaranty-Executed \(02153361x7A794\) signed](#)
[7. 1224733 Development Agreement-Executed - signed](#)

Patrick Schloss presented. The CSM and Development Agreement are ready to go as early as Friday, December 20, 2024.

DNR environmental has very particular requirements regarding vaport testing, which could potential cause a delay.

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

6. [24-0716](#) Discussion on Community Development Authority 2025 meeting dates.

A discussion ensued regarding date changes and at this time it was decided the easiest would be to move our regularly scheduled meetings to occur on the first Wednesday of the month, beginning after February.

This matter was Discussed.7. [24-0717](#)

Discussion on 6901 W. Beloit Rd. and the proposed construction of a single-family home.

Patrick Schloss presented.

Ald. Weigel inquired as to whether Habitat for Humanity in Waukesha could help with this project and was advised that they are swamped at the current time.

Ald. Weigel questioned if our goal is to stabilize the market and build this as a single family home. Mr. Schloss stated there is market pricing vs affordable housing.

Ald. Kuehn asked if there are any restrictions on a buyer purchasing and then doing a quick turn around and sell the property. Mr. Schloss stated there is only one restriction and this involves income levels. HUD sets the limits and there is a five year requirement, along with deed restrictions for 20 years.

Mr. Nehmer inquired if this is considered "cost free" for the City, and are there any restrictions that calculates to a break even for the City of West Allis. Mr. Schloss stated he will need to research and look into this further.

Mr. Badger questioned if there are two lots what are the options for the second house, or could we purchase and building a larger duplex or four- family property. Mr. Schloss advised both lots are narrow and will need to research further options.

This matter was Discussed.8. [24-0718](#)

Discussion on the Land by Label Development, the Apiary, located at 1070 S. 70th St.

Shaun Mueller presented an update on this project stating there has been a great partnership with the EPA and the DNR along with some TIF funding. Ground breaking will hopefully occur in January.

Mr. Schloss stated this will impact the parkland, parking as well as the welding school.

This matter was Discussed.9. [24-0719](#)

Discussion on the status of the Makers Row Development.

This matter was Discussed in Closed Session.10. [24-0720](#)

Discussion regarding the status of 6771 W. National Ave., and the Development Agreement with Baum Revision, LLC. (BR West Allis, LLC)

This matter was Discussed in Closed Session.11. [24-0721](#)

Discussion on the status of 1405 S. 92 St.

This matter was Discussed in Closed Session.12. [24-0722](#)

Discussion regarding the property at 922 S. 70th St., former Poblocki Sign headquarters.

This matter was Discussed in Closed Session.

13. [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.

Patrick Schloss provided an update on the new DPW facility and discussion ensued regarding the 116th & Morgan Ave. site, stating that Milwaukee County currently owns the proposed landfill. Ald. Kuehn stated she hopes to see Milwaukee Cty., and the Cities of Greenfield and West Allis working together on this.

At 6:50 p.m., a motion was made by Ald. Weigel, seconded by Mr. Badger to go into closed session to discuss items 9-12 on the agenda.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Mr. Badger to adjourn at 7:00 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.