



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

Thursday, January 26, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

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

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

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [23-0014](#) December 19, 2022

Attachments: [December 19, 2022](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0046](#) Resolution to approve a Termination of Memorandum of Agreements between PyraMax Bank, FSB, and the Community Development Authority of the City of West Allis.

Attachments: [Termination of Memorandum of Agreements - PyraMax Bank, FSB](#)
[CDA Res. No. 1433 - Termination of Memorandum of Agreement - PyraMax Bank, FSB & CDA \(1-23-23\)](#)

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

3. [23-0047](#) Resolution to approve an Estoppel Certificate relative to a Memorandum of Agreement between PyraMax Bank, FSB and Community Development Authority of the City of West Allis.

Attachments: [Estoppel Development Agreement](#)
[CDA Res. 1434 - Estoppel Certificate RE Memorandum of Agreement - PryaMax Bank & CDA \(1-26-23\)](#)

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

- 4. [23-0048](#) Resolution to approve a restructure of payments of an existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.

Attachments: [CDA Res. 1436 - Restructure payments - existing loan - Whitnall-Summit - 6600 W Washington St \(1-26-23\) Proposed New CDA Amort 1.11.23](#)
[CDA Res. 1436 - Restructure payments - existing loan - Whitnall-Summit - 6600 W Washington St \(1-26-23\) signed](#)

Mr. Schloss presented.

Mr. Clark inquired why shadow occupancy would impact this area and was advised that with more people working remotely, there are less people to spend money to support businesses in the area, along with potential non renewal of leases.

This matter was further discussed in closed session followed by voting in open session.

Ald. Weigel moved to approve this matter, Ald. Haass] seconded, motion carried by the following vote:

Aye: 6 - Mr. Clark, Ms. Gale, Mr. Nehmer, Ald. Haass, Ald. Weigel, and Suter
No: 0
Present: 1 - Mr. Matter

- 5. [23-0050](#) Discussion regarding the dissolution of Tax Incremental District Number Five (Six Points Farmers Market Area) of the City of West Allis.

Attachments: [Memorandum - Options for TID #5 & TID #7](#)

Mr. Schloss presented.

Ms. Gale agrees with the staff recommendation.

This matter was Discussed.

- 6. [23-0051](#) Discussion regarding the dissolution of the Tax Increment District Number Seven (Summit Place) and authorization to distribute excess increment to overlying taxing districts.

Mr. Schloss presented.

Ald. Haass questioned if the \$1.9 incremental increase gain was annually, and received confirmation from Mr. Schloss that it is.

This matter was Discussed.

- 7. [23-0052](#) Discussion on 84th and Greenfield Avenue Redevelopment Area.

This matter was Discussed.

- 8. [23-0053](#) Discussion on 65th and Greenfield Avenue Redevelopment Area.

This matter was Discussed.

9. [23-0054](#) Discussion on 102nd and Lincoln Avenue Redevelopment Area.

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. - Former St. Aloysius

Item c: Staff shared success of leasing at SONA and updated the yoga studio was approved at Plan Commission.

Item j: Additional testing with winter conditions are required.

A motion was made by Ald. Weigel, seconded by Mr. Nehmer to convene in closed session at 6:24 p.m.

The committee returned to open session at 6:49 p.m. and voted on item #4.

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 6:49 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.