



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, January 13, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (Amended Agenda)

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Wayne Clark
Excused 1 - Thomas Medley

Staff

Ald. Haass
Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Project Manager
Jason Kaczmarek, Finance Director/Comptroller
Kail Decker, City Attorney

Others Attending

Brett Cooley, 2048 S. 74 St., West Allis, WI
Bob Monnat & Dan Katt, Mandel Group

C. APPROVAL OF MINUTES

1. [25-0510](#) December 8, 2025 (draft minutes)

Attachments: [December 8, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0008](#) Housing and Urban Development approved the Authority for Family Self Sufficiency Grant in the Amount of \$95,063.

Attachments: [FSS Renewal Funding 2026 Announcement](#)

Patrick Schloss presented.

Richard Badger requested an update on the status of filling this position in-house.

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

3. [26-0009](#) Discussion on a development proposal from Mandel Group for Lot 3 and Lot 4 within the Six Points Farmers Market Redevelopment Area.

Patrick Schloss provided an overview of the project.

Bob Monnat and Dan Katt of the Mandel Group provided further details and highlights of the project.

This matter was Discussed.

4. [26-0010](#) Resolution authorizing the Executive Director to prepare a Project Plan for Tax Increment District Number 22 Plan for the area at 66th and Mitchell (Lot 3 and Lot 4 of SONA) of the Six Points Farmers Market Redevelopment Area.

Attachments: [CDA Res. No. 1520 - TIF 22 \(1-13-26\)](#)
[CDA Res. No. 1520 - TIF 22 \(1-13-26\) \(signed\)](#)

Items #4 & #5 were taken together.

Ald. Kuehn moved to approve items #4 & #5, Suter seconded, motion carried by roll call vote:

5. [26-0011](#) Resolution approving a professional services contract with Ehlers and Associates, Inc. for the preparation of plan for Tax Increment District Number 22 for the area of 66th and Mitchell (Lot 3 and Lot 4) within the Six Points Farmers Market Redevelopment Area.

Attachments: [Ehlers - TID 22](#)
[CDA Res. No. 1521 - Ehlers - TID 22 \(1-13-26\)](#)
[CDA Res. No. 1521 - Ehlers - TID 22 \(1-13-26\) \(signed\)](#)

Ald. Kuehn moved to approve items #4 & #5, Suter seconded, motion carried by roll call vote:

Passed The Block Vote

Ald. Kuehn moved to approve items #4 & #5, Suter seconded, motion carried by roll call vote:

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark

No: 0

6. [26-0012](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [West Allis CDA_SB Friedman Hourly Deal Review Extension #18_2026-01-07](#)
[CDA Res. No. 1522 - S.B. Friedman \(1-13-26\)](#)
[CDA Res. No. 1522 - S.B. Friedman \(1-13-26\) \(signed\)](#)

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark

No: 0

7. [26-0013](#) Discussion regarding the former Motor Castings properties and surrounding area, near S. 65 St. and W. Washington St.

Patrick Schloss presented.

Discussion regarding this site being considered a blighted, contaminated brownfield group of properties.

This item was further discussed in closed session.

This matter was Discussed.

8. [26-0014](#) Resolution to approve the Second Amendment to Real Estate Purchase agreement with Seth E. Dizard Esq. for the acquisition of the former Motor Castings Company site.

Attachments: [Second Amendment to REPA \(CDA\) \(FULLY SIGNED\)](#)

[CDA Res. No. 1523 - Motor Castings - Second Amendment \(1-13-26\)](#)

[CDA Res. No. 1523 - Motor Castings - Second Amendment \(1-13-26\)
\(signed\)](#)

Discussed in Closed Session, voted on in Open Session.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark

No: 0

9. [26-0015](#) Discussion on the status of the Makers Row Development.

This matter was Discussed.

10. [26-0016](#) Discussion regarding 6771 W. National Ave.

Patrick Schloss and Shaun Mueller provided a brief update.

Further discussed in Closed Session.

This matter was Discussed.

11. [26-0007](#) 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. Novonesis 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 a brief update of the Coakley building and the outlot at 102nd &

Lincoln. Land by Label should start leasing by June.

S1. [26-0025](#)

Resolution to approve the Scope of Services for Ramboll Americas Engineering Solutions, Inc. for grant writing assistance for an application to the United States Environmental Protection Agency for a Brownfield Clean-up Grant for the former Motor Castings properties located within the S. 65 St. and W. Washington St. area, in an amount not to exceed \$15,000.

- Attachments:** [CDA Res. No. 1524 - Ramboll - Grant Writing Serv - EPA \(USEPA\) FY26 Cleanup Grant \\$15,000 \(1-13-26\)](#)
[CDA Res. No. 1524 - Ramboll - Grant Writing Servi- EPA \(USEPA\) FY26 Cleanup Grant \\$5,500 \(1-13-26\) AS AMENDED](#)
[REH Proposal West Allis FY26 Cleanup Grant Writing](#)
[Proceed Order #31 - Ramboll - EPA \(USEPA\) FY26 \(signed\)](#)

Ald. Weigel moved to approve this matter in an amended amount, not to exceed \$5,500, Ald. Kuehn seconded, motion carried by the following vote:

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark
No: 0

S2. [26-0026](#)

Resolution to approve the Second Amendment to an Amended and Restated Indenture of Trust and Bond Agreement between the CDA and U.S. Bank Trust Company relative to Renaissance Faire II LLC and the property at Renaissance Faire Office Complex at 809 S. 60th St.

- Attachments:** [CDA Res. No.1525 - 2nd Amendment - Renaissance \(1-13-26\)](#)
[RenFaire - Second Amendment to Amended and Restated Indenture of Trust and Bond](#)
[RenFaire - Second Amendment to Amended and Restated Indenture of Trust and Bond - Fully Executed and dated](#)

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark
No: 0

At 6:36 p.m., a motion was made by Wayne Clark, seconded by Ald. Weigel to go into closed session to discuss items 3, 7, 8, 9, 10 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:18 p.m

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Clark, seconded by Ald. Weigel to adjourn at 7:19 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

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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.