



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. Kuehn,
Patrick Schloss, Economic Development Executive Director

Tuesday, February 13, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Wayne Clark, Donald Nehmer, Kevin Haass, Gerald C. Matter, Michael Suter,
Danna Kuehn
Excused 1 - Karin M. Gale

Others Attending

Ald. Lajsic, Ald. Roadt
Jason Kaczmarek, Finance Director/Comptroller
John Stibal, Gary Schmid, Martin Weigel
Bryant Moroder, Baum Revision, LLC
Scott Goldman, Baum Revision, LLC (virtually)

Staff

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

C. APPROVAL OF MINUTES

1. [24-0090](#) January 9, 2024

Attachments: [January 9, 2024](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0083](#) Resolution authorizing the sale of land for the property located at 6771 W. National Ave. (Tax Key No. 453-0564-003), to Baum Revision, LLC (BR West Allis, LLC) in the 68th & Mitchell Redevelopment Area.

Attachments: [CDA Res. No.1465 -Sale of Land-6771 W. National Ave. - Baum \(2-13-24\)](#)
[CDA Res. No. 1465 - Sale of Land-6771 W. National Ave - Baum \(2-13-24\) signed](#)

Discussed in both open and closed session, with voting taking place in open session.

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

3. [24-0084](#) Resolution to approve a Purchase and Sale and Development Agreement between the City of West Allis and BR West Allis, LLC. for the property located at 6771 W. National Ave. and the property located at 67** W. Mitchell St.

Attachments: [CDA Res. No. 1463 - Purchase & Sale and Development Agreement - 6771 W National Ave \(2-13-24\) 2024-02-08 Development Agreement \(003\)](#)

[CDA Res. No. 1463 - Purchase & Sale and Development Agreement - 6771 W National Ave \(2-13-24\) signed](#)

Discussed in both open and closed session, with voting taking place in open session.

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

4. [24-0086](#) Resolution to approve a professional service contract for environmental services with GZA Geo Environmental, Inc, for case closure requirements relating to the redevelopment 1960 S. 67 Place (Glenn Rieder) and 1501 South 83rd Street (Element 84) in the amount of up to \$20,300.

Attachments: [Scope of Service - 1501 S 83 St](#)
[Scope of Service - 1960 S 67 Place](#)
[CDA Res. No. 1471 - GZA Geo Environmental \(2-13-24\)](#)
[CDA Res. No. 1471 - GZA Geo Environmental \(2-13-24\) signed](#)

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

5. [24-0087](#) Discussion on Beloit Road Senior Living Complex, LLC.

This matter was Discussed.

6. [24-0088](#) Discussion on Allis Yards Redevelopment Area, located within the 70th and W. Washington St. area.

This matter was Discussed.

7. [24-0089](#) Discussion relative to Lot #4 (SONA) of the Six Points Farmers Market Redevelopment Area.

This matter was Discussed.

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
 - h. W. National Ave. Corridor
 - i. Motor Castings Site – 1323 S. 65 St.
 - j. 116th & Morgan Ave.

Mr. Schloss discussed the status of the Burger King site - item (f)

At 6:36 p.m., a motion was made by Ald. Haass, seconded by Mr. Nehmer to go into closed session.

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. Clark to adjourn at 7:09 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.