



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, November 11, 2025

5:30 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Others Attending

Ald. Haass
Spril Hartman, Brandon Pinion; Green Homeowners United
Nick Jung; F Street 92 LLC

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller/Economic Development, Project Manager
Steve Schaer, Director of Planning and Zoning
Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [25-0448](#) October 14, 2025 (draft minutes)

Attachments: [October 14, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0467](#) Resolution to approve a Purchase and Sale and Development Agreement between the Community Development Authority and F Street 92, LLC, for the property at 1405 S. 92 St.

Attachments: [CDA Res. No. 1513 - Purchase & Sale & Development Agreement - F Street 92, LLC \(11-11-25\)](#)
[CDA Res. No. 1513 - Purchase & Sale & Development Agreement - F Street 92, LLC \(Fully Executed\)](#)

Patrick Schloss presented.

Tom Medley inquired on how much is the TIF and whether the units are affordable, and was advised the units would be fair market rent.

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

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

No: 1 - Medley

3. [25-0468](#) Resolution to grant an easement for We Energies to supply electric service to the property at 1405 S. 92nd St. at the former St. Aloysius site.

Attachments: [CDA Res. No. 1515 - Easement 1405 S. 92 St. \(11-11-25\)](#)
[1405 S 92nd ST Easement Request](#)

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

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

4. [25-0469](#) Discussion regarding the former Motor Castings properties and surrounding area, near S. 65 St. and W. Washington St.

This matter was Discussed in Closed Session.

5. [25-0473](#) Resolution to approve the First Amendment to Real Estate Purchase agreement with Seth E. Dizard Esq. for the acquisition of the former Motor Castings Company site.

Attachments: [CDA Res. No. 1517 - First Amendment - Motor Castings \(11-11-25\)](#)
[Fully Executed](#)
[CDA Res. No. 1517 - First Amendment - Motor Castings \(11-11-25\)](#)
[First Amendment to Real Estate Purchase Agreement \(11-11-25\)](#)
[Signed](#)

This item was Discussed in Closed Session, followed by voting in Open Session.

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

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

6. [25-0472](#) Resolution to approve an amendment to allow for additional services with Foley & Lardner for legal counsel services not to exceed \$50,000 to assist with redevelopment and real estate acquisition of the former Motor Castings Company site.

Attachments: [CDA Res. No. 1516 - Legal Counsel - Redevelopment and RE Services \(11-11-25\)](#)
[CDA Res. No. 1516 - Legal Counsel - Redevelopment and Real Estate Services - signed](#)

This item was Discussed in Closed Session, followed by voting in Open Session.

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

7. [25-0470](#) Resolution to consider establishing the 2026 payment standards for the housing choice voucher program, effective January 1, 2026.

Attachments: [CDA Res. No. 1512 - Proposed 2026 Payment Standards](#)
[CDA Res. No. 1512 - Proposed 2026 Payment Standards signed](#)
[HUD Published FY 2026 Fair Market Rent — Calc for Milw-Waukesha, WI MSA](#)

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

8. [25-0471](#) Resolution to approve a contract with Allison Curtain, Barchetta Real Estate Group, to provide services related to 6771 W. National Ave.

Attachments: [CDA Res. No. 1514 - Legal Counsel - Barchetta Group \(11-11-25\)](#)
[CDA Res. No. 1514 - Barchetta Group \(signed\)](#)

This item was Discussed in Closed Session, followed by voting in Open Session.

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

Aye: 7 - Matter, Suter, Kuehn, Weigel, Badger, Medley, Clark

No: 0

9. [25-0474](#) Discussion related to energy efficiency improvements to Beloit Road Senior Housing.

Attachments: [Beloit Senior Apts Green Homeowners United IRA HOMES HEAR multi-family slides](#)

Green Homeowners United presented.

Richard Badger inquired on costs, and was advised they would only do projects that would be at no cost.

Wayne Clark questioned how quickly these repair would be addressed, and was advised that an assessment, by their energy assessor, would be generated and submitted to Focus on Energy.

Ald. Weigel clarified that this is Federal money, which covers fees, permits etc.

Tom Medley inquired on how many union jobs would be created, and was advised that as their team grows, so will positions.

The consensus of the committee was to proceed.

This matter was Discussed.

10. [25-0012](#) 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.

At 5:59 p.m., a motion was made by Wayne Clark, seconded by Ald. Weigel to go into closed session to discuss items 2,4,5,6 and 8 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:16 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 6:18 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.