



# City of West Allis

## Meeting Minutes

### Community Development Authority

Wednesday, January 15, 2025

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, Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger

#### Others Attending

Kail Decker, City Attorney  
Ald. Turner, Ald. Haass, Bob Monnat

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [25-0003](#) December 17, 2024

**Attachments:** [December 17, 2024 Draft Minutes](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0005](#) Groundbreaking for Land by Label Development, the Apiary, located at 1070 S. 70th St. on January 16, at 3:00 p.m.

**This matter was Discussed.**

3. [25-0006](#) Housing and Urban Development approved the Authority for Family Self Sufficiency Grant in the Amount of \$95,063.

**Attachments:** [FSS FY 2025 Approved HUD Grant Summary - West Allis CDA](#)

**This matter was Discussed.**

4. [25-0007](#) Resolution to consider authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Americas Engineering Solutions, Inc., for providing Grant Writing Services relative to the United States Environmental Protection Agency (USEPA) FY25 Revolving Loan Fund (RLF) in an amount not to exceed \$4,500

**Attachments:** [1490- CDA-Ramboll Environ - Grant Writing Services - EPA \(USEPA\) FY25 RLF \\$4500 - 1-15-25](#)  
[REH Proposal-EPA RLF Grant Supp Funding Appl\\_01 06 2025](#)  
[CDA Res. No. 1490 - Amended Contract with Ramboll - USEPA FY25 Revolving Loan Fund \(RLF\) \(1-15-25\) signed](#)

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

5. [25-0008](#) Discussion on the status of the Makers Row Development.  
**This matter was Discussed in Closed Session.**
6. [25-0009](#) Discussion on the status of 1405 S. 92 St.  
**This matter was Discussed in Closed Session.**
7. [25-0010](#) Discussion on the redevelopment of 6200 Block of W. Greenfield Ave.  
**This matter was Discussed in Closed Session.**
8. [25-0011](#) Discussion on 6500 W. Washington St. (Former Motor Castings Site)  
**This matter was Discussed in Closed Session.**
9. [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. 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.

*At 6:04p.m., a motion was made by Wayne Clark, seconded by Ald. Kuehn to go into closed session to discuss items 4-8 on the agenda. The committee reconvened in Open Session at 7:43 p.m.*

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Kuehn to adjourn at 7:44 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.