



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, March 9, 2021

6:00 PM

City Hall - Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*This meeting was called to order at 6:00 p.m.*

#### B. ROLL CALL

**Present** 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Kevin Haass, and Ald. Martin J. Weigel

#### Others Attending

Brian Randall, Erich Schwenker; Cardinal Capital  
Ald. Lajsic, Ald. Roadt  
Jason Kaczmarek, Finance Director/Comptroller

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [21-0094](#) January 28, 2021 & February 9, 2021 Draft Minutes

**Attachments:** [January 28, 2021 Draft Minutes](#)  
[February 9, 2021 Draft Minutes](#)

**A motion was made by Mr. Lisinski, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

#### D. NEW AND PREVIOUS MATTERS

2. [21-0105](#) Discussion relative to the S. 92nd St. and W. Greenfield Ave. site (St. Aloysius Church)

*Patrick Schloss introduced Brian Randall and Erich Schwenker representing Cardinal Capital.*

*Brian Randall introduced Cardinal Capital's proposal of the conceptual plan for development of the St. Aloysius Church property, indicating the need for a potential Tax Incremental District along with presenting anticipating market rate units.*

*Questions ensued with clarification being provided by staff and Cardinal Capital.*

**This matter was Discussed.**

3. [21-0098](#) Resolution to approve amending the Administrative Plan for the Section 8 Housing Choice Voucher Program

**Attachments:** [CDA Res 1379 - Amend Sec. 8 Admin Plan](#)  
[Exhibit 1 - Proposed Administrative Plan Changes](#)  
[CDA Res 1379 - Amend Sec. 8 Admin Plan \(signed\)](#)

*Patrick Schloss presented an overview of the proposed amendments.*

**A motion was made by Ald. Weigel, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

4. [21-0097](#) Resolution to approve a Development Agreement by and between West Allis Brewing Property LLC and the Community Development Authority for sale of land and the establishment of a brewery at 6749-51 W. National Avenue, 67\*\* W. National Avenue, and a portion of 67\*\* W. Mitchell St.

**Attachments:** [CDA Res. 1380 - Development Agreement - West Allis Brewing Property LLC](#)  
[Development Agreement \(DRAFT\) 3-5-21](#)

*Patrick Schloss presented an outline for this proposal.*

**This matter was No action taken.**

5. [21-0095](#) Discussion relative to the Allis Yards Development within the S. 70th St. and W. Washington St. - TIF Number Sixteen

**This matter was Discussed.**

6. [21-0096](#) Discussion regarding the Mandel Group proposed Phase II of The Market development (South of National Avenue "SONA")

**This matter was Discussed.**

*At 6:35 p.m., a motion was made by Ald. Weigel, seconded by Ald. Haass to go into closed session to go into closed session to discuss items 2, 4, 5 and 6 on the agenda. Following the discussion of these items in closed session, the committee reconvened in open session at 7:05 p.m.*

7. [21-0104](#) 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 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. 6610 W. Greenfield Ave.
- j. Motor Castings Site - 1323 S. 65 St. \*\*
- k. Housing Market Study

**\*\*Discussed**

*Wayne Clark requested the 116th & Morgan Site be added to this listing for the next meeting.*

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Haass to adjourn at 7:06 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.