



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, September 30, 2025

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### TAX INCREMENTAL DISTRICT NO. 7 AND TAX INCREMENTAL DISTRICT NO. 21 AND REGULAR MEETING

#### A. CALL TO ORDER

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

#### 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, Ald. Roadt  
John Pechan, Broadway Partners  
Harry Allen, Senior Municipal Advisor; Ehlers Public Finance Advisors

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Jason Kaczmarek, Finance Director/Comptroller

#### C. APPROVAL OF MINUTES

1. [25-0375](#) September 9, 2025 (draft minutes)

**Attachments:** [September 9, 2025 \(draft minutes\)](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0351](#) Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 7.

**Attachments:** [Legal Notice of Hearing and JRB](#)  
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

*Mr. Schloss presented an overview of this project. Discussion ensued with questioned being answered by staff.*

*Chair Matter inquired and received no additional comments from the public.*

**This matter was Discussed.**

3. [25-0352](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.

**Attachments:** [Legal Notice of Hearing](#)  
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

*Mr. Schloss presented an overview of this project. Discussion ensued with questioned being answered by staff.*

*Chair Matter inquired and received no additional comments from the public.*

**This matter was Discussed.**

4. [25-0353](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 7.

**Attachments:** [DRAFT West Allis TID 7 Project Plan Amendment 09.10.25](#)  
[CDA Res. No. 1508 -TID 7 \(9-30-25\)](#)  
[CDA Res. No. 1508 - TID 7 \(9-30-25\) signed](#)

**Clark 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

5. [25-0355](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

**Attachments:** [DRAFT West Allis TID 21 Project Plan 09.10.25](#)  
[CDA Res. No. 1509 - TID 21 \(9-30-25\)](#)  
[CDA Res. No. 1509 - TID 21 \(9-30-25\) signed](#)

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

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

**No:** 0

6. [25-0383](#) Discussion regarding progress at 6771 W. National Ave.

**This matter was Discussed in Closed Session.**

7. [25-0384](#) Resolution approving a temporary storage agreement with Ope! Brewing Company for the use of a portion of the property located at 6771 W. National Ave.

**Attachments:** [CDA Res. No. 1510 - Temporary Storage Agreement - Ope! Brewing Co. \(9-30-25\)](#)  
[CDA Res. No. 1510 - Temporary Storage Agreement - Ope! Brewing Co. \(9-30-25\) signed](#)  
[Temporary Storage Agreement 9-30-25](#)  
[Temporary Storage Agreement 9-30-25 - FULLY EXECUTED](#)

Clark 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

- 8. [25-0385](#) Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts.

Attachments: [TID Report 2025](#)

Shaun Mueller presented the annual update. Discussion ensued with questions being answered by staff.

This matter was Discussed.

At 6:55 p.m., a motion was made by Ald. Kuehn, seconded by Clark to go into closed session to discuss items #2-7 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:56 p.m

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Clark, seconded by Badger to adjourn at 7:08 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.