



# 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. Martin Weigel*  
*Patrick Schloss, Economic Development Executive Director*

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Tuesday, October 10, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 5 - Wayne Clark, Karin M. Gale, Kevin Haass, Gerald C. Matter, Michael Suter  
**Excused** 2 - Donald Nehmer, Martin J. Weigel

#### Others Attending

Ald. Lajsic, Ald. Roadt  
Jason Kaczmarek, Finance Director/Comptroller

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Carson Coffield, Economic Development Specialist  
Steve Schaer, Planning & Zoning Manager  
Danielle Goida, Community Development Senior Planner

#### C. APPROVAL OF MINUTES

1. [23-0664](#) September 12, 2023

**Attachments:** [September 12, 2023](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0665](#) Public Hearing to consider changes to the Section 8 Housing Choice Voucher Annual Plan and Administrative Plan changes for Operational Year 2024.

**Attachments:** [2024 Notice of Public Hearing](#)

*Danielle Goida presented.*

*Wayne Clark inquired on the cost of outsourcing inspections and was provided an explanation that this will help lessen the demand on our internal staff, with a cost of approximately \$35,000/yr.*

**This matter was Discussed.**

3. [23-0666](#) Resolution to approve amendments to the Section 8 Housing Choice Voucher Annual Plan and Administrative Plan changes for Operational Year 2024.

**Attachments:** [CDA Res. No. 1467 - Voucher Admin HOTMA Changes \(10-10-23\) signed](#)  
[CDA Res. No. 1467 - Voucher Admin HOTMA Changes \(10-10-23\)](#)  
[PDF Annual PHA Plan HCV 2024](#)  
[V2 2024 ADMIN HOTMA Changes](#)

*Wayne Clark inquired on what the City will lose with outsourcing these tasks.*

*Steve Schaer stated we will be hiring a professional staffing company to handle the inspections which will allow for our internal staff to assist more with placements.*

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

4. [23-0667](#) Discussion regarding the Community Development Authority owned property located at 6771 W. National Ave.

**This matter was Discussed in closed session.**

5. [23-0668](#) Discussion regarding the properties located within the SoNA Redevelopment area, located on the southwest corner of S. 66 St. and W. National Ave.

**This matter was Discussed in closed session.**

6. [23-0669](#) Discussion regarding Allis Yards redevelopment, located within the S. 70 St. and W. Greenfield Ave. corridor.

**This matter was Discussed in closed session.**

7. [23-0670](#) Discussion regarding 92nd and Greenfield Ave area.

**This matter was Discussed in closed session.**

8. [23-0309](#) 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.

*At 6:27 p.m., a motion was made by Mr. Clark, seconded by Ms. Gale to go into closed session to discuss items 4-7 on the agenda.*

*Following the discussion of these items in closed session, the committee reconvened in*

open session at 6:53 p.m.

**E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Mr. Clark, seconded by Ald. Haass to adjourn at 6:54 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.