



# 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, April 25, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### SPECIAL MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 6 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, and Mr. Gerald C. Matter

**Excused** 1 - Michael Suter

*Don Nehmer arrived at 6:24 p.m.*

#### Others Attending

Ald. Lajsic, Ald. Roadt  
Jason, Kaczmarek, Finance Director/Comptroller  
Three Leaf Partners, David Lyons & John Pechan  
Korb Architects, Simmon Manse

#### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Carson Coffield, Economic Development Specialist

#### C. APPROVAL OF MINUTES

1. [23-0293](#) March 20, 2023

**Attachments:** [March 20, 2023 \(draft minutes\)](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0300](#) Annual election of Chairperson and Vice-Chairperson.

Ald. Haass moved to appoint Gerald Matter as Chair and Wayne Clark as Vice-Chair, Ald. Weigel seconded, motion carried.

3. [23-0304](#) Discussion regarding the proposed redevelopment by Three Leaf Partners of the property at 8530-56 W. National Ave.

*Patrick Schloss presented a brief description of the project.*

*Three Leaf Partners, David Lyons and John Pechan provided additional details.*

*Discussion ensued with questions being asked and answered for the committee members.*

**This matter was Discussed.**

4. [23-0302](#) Resolution authorizing the Executive Director to prepare a plan for the creation of the Tax Increment District No. 19 - S. 85th St. and W. National Avenue Plan.

**Attachments:** [CDA Res No. 1450 - Creation of TIF 19 \(4-25-23\)](#)

*Patrick Schloss outlined the proposed boundary of the Tax Increment District and provided a brief review regarding staff recommendation.*

*Additional discussion ensued in closed session, followed by voting in open session.*

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

5. [23-0305](#) Resolution approving a professional services contract with Ehlers and Associates, Inc. for the preparation of plan for Tax Increment District Number 19 for the area of 85th and National Ave.

**Attachments:** [Timetable 4.19.23 \(dates will change\)](#)

[Ehler's Scope of Service](#)

[CDA Res No - 1451 Professional Services - Ehlers & Assoc TIF 19](#)

[CDA Res No - 1451 Professional Services - Ehlers & Assoc TIF 19 - signed](#)

*Voting occurred in open session, following the closed session discussion on item #4.*

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

6. [23-0298](#) Resolution approving the Scope of Services for Ramboll Environmental to provide quarterly reporting assistance for the US EPA Brownfield Site Assessment Grant.

**Attachments:** [CDA Res. No - 1449-Ramboll Quarterly Reporting Services \(4-25-23\)](#)

[CDA Res. No - 1449 -Ramboll Quarterly Reporting Services \(4-25-23\) signed](#)

[Ramboll Scope of Service - West Allis-Assess Grant Management Svcs](#)

*Carson Coffield presented overview of the USEPA Grant along with the scope of services.*

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

7. [23-0299](#) Resolution to approve a revised Letter of Intent Agreement with Baum Revision, LLC., for property located at 6771 W. National Ave. and 67\*\* W. Mitchell St. (Tax Key No. 453-0564-003 and Tax Key No. 454-0251-004)

**Attachments:** [CDA Res No. 1448 - 6771 Baum Revision Letter of Intent \(4-25-23\)](#)

[CDA Res No. 1448 - 6771 Baum Revision Letter of Intent \(4-25-23\)  
signed](#)

*Shaun Mueller presented an overview and update on this project.*

*Discussion ensued with questions being answered by staff.*

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

8. [23-0306](#)

Discussion regarding 84th and Greenfield Avenue Redevelopment – Element 84.

*Patrick Schloss presented a brief outline in open session with further discussion in closed session.*

**This matter was Discussed.**

9. [23-0307](#)

Discussion relative to SONA Development within Tax Increment District Number 15.

*Shaun Mueller presented a brief overview with additional discussion in closed session.*

**This matter was Discussed.**

10. [23-0308](#)

Discussion on the redevelopment of 92nd and Greenfield Avenue (Former St. Aloysius Church and School)

*Discussed in closed session.*

**This matter was Discussed.**

11. [23-0301](#)

Communication of Audit Report for Beloit Road Senior Apartments, LLC submitted by Baker Tilly US, LLP.

**Attachments:** [Beloit Road - Audit Results](#)

[Beloit Road Senior Apartments AUDIT Final \(2022\)](#)

*Items were considered and presented by staff.*

**This matter was Placed on File.**

12. [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.
- k. 92nd St.and Greenfield Ave. - Former St. Aloysius

*Patrick Schloss provided an update on item j.*

**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 7:43 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.