



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, July 9, 2024

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 4 - Wayne Clark, Danna Kuehn, Martin J. Weigel, Richard Badger  
**Excused** 3 - Donald Nehmer, Gerald C. Matter, Michael Suter

#### Others Attending

Ald. Haass, Ald. Roadt, Ald. Turner  
Jason Kaczmarek, Finance Director/Comptroller

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [24-0398](#) June 18, 2024

**Attachments:** [June 18, 2024 Draft Minutes](#)

Weigel moved to approve this matter, Kuehn seconded, motion carried.

#### D. MATTERS FOR DISCUSSION/ACTION

2. [24-0412](#) Discussion on the Development Agreement with Land by Label LLC, for a 246-unit multi-family development with an estimated cost of \$72 million for the property at 11\*\* S. 70th St., located within Tax Increment District #16.

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

3. [24-0413](#) Discussion on requests for proposal for the construction of a single-family house at 6901 W. Beloit Rd.

*Ald. Kueh stated she likes the idea of a new single-family home with a lot for sale next door.*

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

4. [24-0414](#) Discussion regarding the redevelopment of 13\*\* S. 65th St.

**This matter was Discussed.in both open and closed session.**

5. [24-0415](#) Discussion on the redevelopment of 92nd and Greenfield Ave., former St. Aloysius Church and School.

**This matter was Discussed.in both open and closed session.**

6. [24-0416](#) Discussion on Tax Increment Financing District No. 7 - Summit Place.  
**This matter was Discussed.in both open and closed session.**
7. [24-0021](#) 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 - Financial Update
  - h. W. National Ave. Corridor
  - i. Motor Castings Site – 1323 S. 65 St.
  - j. 116th & Morgan Ave.

At 6:14 p.m., a motion was made by Ald. Kuehnl, seconded by Ald. Weigel to go into closed session to discuss items 2-6 on the agenda.

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Ald. Weigel to adjourn at 6:39 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.