



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, February 10, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Thomas Medley, Wayne Clark
Excused 1 - Richard Badger

Staff

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

C. APPROVAL OF MINUTES

1. [26-0035](#) January 13, 2026

Attachments: [January 13, 2026 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0081](#) Resolution to approve the dissolution of Tax Incremental District Number Six (Lime Pit - S. 67 Pl. & W. Becher St.) of the City of West Allis.

Attachments: [CDA Res. No. 1526 - Dissolution of TIF 6 \(Lime Pit \(S. 67 Pl. & W. Becher St\) \(2-10-26\)](#)
[CDA Res. No. 1526- Dissolution of TIF 6 \(Lime Pit \(S. 67 Pl. & W. Becher St\) \(2-10-26\) signed](#)

Patrick Schloss presented.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

3. [26-0082](#) Resolution to approve the dissolution of Tax Incremental District Number Thirteen (Home Juice -1501 S. 113 St.) of the City of West Allis.

Attachments: [CDA Res. No. 1527 - Dissolution of TIF 13 \(Home Juice - 1501 S. 113 St.\) \(2-10-26\)](#)
[CDA Res. No. 1527 - Dissolution of TIF 13 \(Home Juice - 1501 S. 113 St.\) \(2-10-26\) signed](#)

Patrick Schloss presented.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

4. [26-0083](#) Resolution to approve the dissolution of Tax Incremental District Number Ten (Former Yellow Freight Truck Terminal) of the City of West Allis.

Attachments: [CDA Res. No. 1528 - Dissolution of TIF 10 \(Yellow Freight\) \(2-10-26\)](#)
[CDA Res. No. 1528 - Dissolution of TIF 10 \(Yellow Freight\) \(2-10-26\) signed](#)

Patrick Schloss presented.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

5. [26-0084](#) Discussion regarding Tax Increment District Number Seven Project Plan Expenditures.

Patrick Schloss presented.

Wayne Clark questioned the Whitnall Summit Property potential expenditure.

This item was Discussed in both Open and Closed Session.

6. [26-0085](#) Resolution approving the Tax Increment District Number Seven (Summit Place) of the City of West Allis Affordable Housing Extension.

Attachments: [CDA Res. No. 1529 - TID # 7 Affordable Housing Extension \(2-10-26\)](#)
[CDA Res. No. 1529 - TID #7 Affordable Housing Extension \(2-10-26\) signed](#)

Patrick Schloss presented.

Ald. Weigel advised using the flexibility allowed by law.

Ald. Kuehn said "yes" to Affordable Housing Fund.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

7. [26-0086](#) Resolution to approve the dissolution of Tax Incremental District Number Seven (Summit Place) of the City of West Allis.
- Attachments:** [CDA Res. No. 1530 - Dissolution of TIF 7 \(Summit Place\) \(2-10-26\)](#)
[CDA Res. No. 1530 - Dissolution of TIF 7 \(Summit Place\) \(2-10-26 signed\)](#)
- Patrick Schloss presented.*
- Ald Kuehn moved to approve this matter, Ald. Weigel seconded, motion carried.**
- Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark
- No:** 0
8. [26-0087](#) Discussion on the acquisition of the former Motor Castings Company site.
- This item was Discussed in both Open and Closed Session.**
9. [26-0088](#) Resolution to approve the Third Amendment to Real Estate Purchase agreement with Seth E. Dizard Esq. for the acquisition of the former Motor Castings Company site.
- Attachments:** [CDA Res. No. 1531- Motor Castings - Third Amendment \(2-10-26\)](#)
[Third Amendment to Real Estate Purchase Agreement \(2-10-26\)](#)
[CDA Res. No. 1531 - Motor Castings - Third Amendment \(2-10-26 signed\)](#)
- Patrick Schloss presented.*
- Clark moved to approve this matter, Ald. Weigel seconded, motion carried.**
- Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark
- No:** 0
10. [26-0089](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Americas Engineering Solutions, Inc., for providing environmental services and site oversight for the former Motor Castings properties in an amount not to exceed \$750,000, funded thru Tax Increment Finance District #7 and US EPA Brownfield Site Assessment Grant Funds.
- Attachments:** [CDA Res. No. 1532 - Ramboll Environ - Environ. Services - Motor Castings \\$750,000 \(2-10-26\)](#)
[REH Proposal-Pre RA WA CDA-Motor Castings 02 06 2026](#)
[CDA Res. No. 1532 - Ramboll Environ - Environ. Services - Motor Castings \\$750,00 \(2-10-26\) signed](#)
[Ramboll - Fully Executed \(2-17-26\)](#)
- Clark moved to approve this matter, Ald. Kuehn] seconded, motion carried.**
- Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark
- No:** 0

11. [26-0090](#) Resolution to consider authorizing and directing the Executive Director to enter into a contract amendment with Foley & Lardner for legal counsel services not to exceed \$90,000, to assist with redevelopment, real estate and remediation of the former Motor Castings Company sites, to be funded thru Tax Increment District #7 and US EPA Brownfield Site Assessment Grant Funds.

Attachments: [CDA Res. No. 1533 - Foley - \\$90,000 Legal Services to assist with Brownfield Redevelopment \(2-10-26\) signed](#)
[CDA Res. No. 1533 - Foley - \\$90,000 Legal Services to assist with Brownfield Redevelopment \(2-10-26\)](#)
[Foley - Proposed Budget for Legal Fees 2.6.26](#)
[Foley & Lardner LLP Amended Work Order - Fully Executed \(2-17-26\)](#)

Patrick Schloss presented.

Wayne Clark questioned and received clarification that the legal firm is also reviewed by our City Atty.

Ald.Kuehn asked if staff will keep coming back for more money or if this is the top amount to get us to a development agreement, and was advised that staff feels this is the most that will be needed.

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

This item was Discussed in both Open and Closed Session.

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

12. [26-0091](#) Resolution to approve a professional services contract with Concord Group for construction cost review of the 3LP West Allis LLC for the development of The Revv at 8530 W. National Ave.

Attachments: [CDA Res. No. 1534 - Concord Group - 3LP West Allis LLC \(2-10-26\)](#)

This matter was Held.

13. [26-0092](#) Discussion on the status of the Makers Row Development and SONA II.

Shaun Mueller & Patrick Schloss presented.

This item was Discussed in both Open and Closed Session.

14. [26-0093](#) Discussion regarding 6771 W. National Ave.

Shaun Mueller presented.

This item was Discussed in both Open and Closed Session.

15. [26-0094](#) Discussion on the Allis Yards Development.

This matter was Discussed in Closed Session.

16. [26-0007](#) 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. Novonesis Expansion/TIF Number Eighteen
 - g. 86th and National/TIF Number Nineteen
 - h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
 - i. Hwy. 100 Corridor
 - j. Beloit Road Senior Housing Complex
 - k. W. National Ave. Corridor
 - l. Motor Castings Site – 1323 S. 65 St.
 - m. 116th & Morgan Ave.

At 6:48 p.m., a motion was made by Wayne Clark, seconded by Ald. Weigel to go into closed session to discuss items 5, 8, 11, 12, 13 14 and 15 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:01 p.m

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Ald. Weigel to adjourn at 7:02 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.