



# City of West Allis Meeting Minutes Joint Review Board

Tuesday, September 30, 2025

11:00 AM

City Hall, Art Gallery  
7525 W. Greenfield Ave.

## TAX INCREMENTAL DISTRICT NO. 7 AND TAX INCREMENTAL DISTRICT NO. 21 AND ANNUAL TID UPDATE

### A. CALL TO ORDER

*The meeting was called to order at 11:06 a.m.*

### B. ROLL CALL

**Present** 4 - Mayor Dan Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District  
**Excused** 1 - Wayne Clark

### Others Attending

Harry Allen, Senior Municipal Advisor; Ehlers Public Finance Advisors

### Staff

Patrick Schloss, Economic Development, Executive Director  
Shaun Mueller, Economic Development, Development Project Manager  
Steve Schaer, Director of Planning and Zoning  
Jason Kaczmarek, Finance Director/Comptroller  
Jack Kovnesky, Planner  
Emily Wagner, Planner

### C. APPROVAL OF MINUTES

1. [25-0334](#) July 23, 2024

**Attachments:** [July 23, 2024 \(draft minutes\)](#)

Sherry Terrell-Webb, Rep. of Milwaukee Area Technical College moved to approve this matter, Jeff Borland, Rep. of the WA-WM School District seconded, motion carried.

### D. NEW AND PREVIOUS MATTERS

2. [25-0344](#) Appointments:
  - a. Public member.
  - b. Chairperson.

*Mayor Devine made a motion to appoint Wayne Clark as Public member, seconded by Celia Benton Rep. of Milwaukee County, motion carried.*

*Jeff Borland, Rep. of the WA-WM School Dist. made a motion to appoint Mayor Devine as Chairperson, seconded by Celia Benton, Rep. of Milwaukee County motion carried.*

- 3. [25-0345](#) Review responsibilities of the Joint Review Board.

**This matter was Discussed.**

- 4. [25-0346](#) Review and discuss draft Project Plan for the amendment of Tax Incremental District No. 7.

**Attachments:** [DRAFT West Allis TID 7 Project Plan Amendment 09.10.25](#)  
[Legal Notice of Hearing and JRB](#)  
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

**This matter was Discussed.**

- 5. [25-0347](#) Review and discuss draft Project Plan for the creation of Tax Incremental District No. 21.

**Attachments:** [DRAFT West Allis TID 21 Project Plan 09.10.25](#)  
[Legal Notice of Hearing and JRB](#)  
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

**This matter was Discussed.**

- 6. [25-0348](#) Discussion and possible action on a resolution regarding the proposed projects to be undertaken within the ½ mile radius, an eligible project cost identified in the project plan for Tax Incremental District No. 7.

**Attachments:** [JRB Half Mile Resolution TID 7 08.29.25](#)  
[JRB Half Mile Resolution TID 7 08.29.25 -signed](#)

**Jeff Borland, Rep. of the WA-WM School District, moved to approve this matter, Sherry Terrell-Webb Rep. of Milwaukee Area Technical College seconded. Motion Carried by the following vote:**

**Aye:** 4 - Mayor Devine, Rep. of Milwaukee County, Rep. of Milwaukee Area Technical College, Rep. of the WA-WM School District

**No:** 0

- 7. [25-0349](#) Review Annual PE-300 Reports and the performance and status of the City’s active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).

**Attachments:** [TID Report 2025](#)

**This matter was Discussed.**

- 8. [25-0350](#) Set next meeting date to consider approval of the TIDs.

*The next meeting will be held on November 10, 2025 at 9:00 a.m. in the City Hall Art Gallery.*

**E. ADJOURNMENT**

*A motion was made by Celia Benton, seconded by Sherry Terrell-Webb, to adjourn the*

meeting at 11:55 a.m.

The motion carried unanimously.



All meetings of the Joint Review Board 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.