



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, August 20, 2024

5:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

SPECIAL MEETING

A. CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Wayne Clark, Vice Chair.

B. ROLL CALL

Present 5 - Wayne Clark, Donald Nehmer, Danna Kuehn, Martin J. Weigel, Richard Badger

Excused 2 - Gerald C. Matter, Michael Suter

Others Attending

Ald. Haass, Ald. Roadt, Ald. Turner
Jason Kaczmarek, Finance Director/Comptroller
Kail Decker, City Attorney
Carson Coffield, Economic Development Specialist

Staff

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

C. APPROVAL OF MINUTES

1. [24-0476](#) July 9, 2024

Attachments: [July 9, 2024 Draft Minutes](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0477](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res. No. 1482 - S.B. Friedman](#)
[CDA Res. No. 1482 - S.B. Friedman- signed](#)
[S.B. Friedman - Scope of Service](#)

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

3. [24-0478](#) Resolution to approve the Scope of Services for Ramboll Americas Engineering Solutions, Inc. for remedial planning assistance at 6771 W. National Ave., in an amount not to exceed \$20,000.

Attachments: [CDA Res. No.1483 - Ramboll - 6771 W Nat'l Ave](#)
[CDA Res. No. 1483 - Ramboll - 6771 W National Ave \(8-20-24\) signed](#)
[Ramboll Scope of Service - 6771 W. National Ave.](#)

This matter was Discussed.

4. [24-0479](#) Resolution to approve a revised Purchase and Sale Agreement with Mark Higgins, owner of the real estate at 6604 and 6620 W. Mitchell St.

Attachments: [CDA Res. No. 1484 - Revised Purchase and Sale Agreement - Mark Higgins](#)
[CDA Res. No. 1484 - Revised Purchase and Sale Agreement -Mark Higgins \(8-20-24\) signed](#)
[Revised Purchase and Sale Agreement - Higgins 6604 & 6620 W Mitchell St.](#)
[Revised Purchase and Sale Agreement - Higgins 6604 & 6620 W Mitchell. St. - FULLY EXECUTED](#)
[22-269 Higgins Tower Sewer Install](#)

Patrick Schloss outlined the remaining details of this project.

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

5. [24-0480](#) Discussion regarding the former St. Aloysius Church and School property located at 1405 S. 92 St.

This matter was Discussed in closed session.

6. [24-0481](#) Discussion regarding the redevelopment area located at 13** S. 65th St.

This matter was Discussed in closed session.

At 5:07 p.m., a motion was made by Ald. Weigel, seconded by Mr. Badger to go into closed session to discuss items 5 & 6 on the agenda.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Mr. Badger to adjourn at 5:30 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.