



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, May 13, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger
Excused 1 - Wayne Clark

Others Attending

Ald. Roadt
Jason Kaczmarek, Finance Director/Comptroller
Steve Schaer, Director of City Planning
Nate Hollister; KTGy, Design Director
Rick Barrett; Barrett Lo, CEO, Founding Partner

Staff

Patrick Schloss, Economic Development, Executive Director
Carson Coffield, Economic Development Specialist

1. [25-0170](#) Recognition of Donald Nehmer's years of dedication and service to the Community Development Authority.

Patrick Schloss expressed his gratitude for Don's involvement within our community and this committee.

This matter was Discussed.

C. APPROVAL OF MINUTES

2. [25-0155](#) April 2, 2025 (draft minutes)

Attachments: [April 2, 2025 \(draft minutes\)](#)

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

D. MATTERS FOR DISCUSSION/ACTION

At 6:03 p.m., a motion was made by Richard Badger, seconded by Ald. Weigel to go into closed session to discuss item #4 on the agenda, the committee reconvened in open session at 6:40 p.m.

4. [25-0171](#) Discussion on South 65th St. and W. Washington St. (Former Motor Castings Area.)

This matter was Discussed in Closed Session.

3. [25-0176](#) Discussion on 6901 W. Beloit Road and Habitat for Humanity.

Patrick Schloss stated we will continue to work with Steve Schaer and the Planning

Dept. regarding the 6901 W. Beloit Rd. property.

This matter was Discussed.

5. [25-0172](#) Resolution to approve an amendment to the existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.

Attachments: [CDA Res. No. 1495 - Summit Place - Loan Amendment](#)

Patrick Schloss presented an overview of this item in Open Session.

Following discussion in Closed Session this item was voted on in Open Session.

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

6. [25-0173](#) Discussion on the status of Makers Row Development.

This matter was Discussed in Closed Session.

7. [25-0174](#) Discussion on proposed Development Agreements and timeline with F-Street 92, LLC for redevelopment of 1405 S. 92 St., former St. Aloysius site.

Patrick Schloss outlined the proposal in Open Session.

This matter was Discussed.

8. [25-0175](#) Discussion regarding 6771 W. National Ave.

Patrick Schloss provided, in Open Session, an overview of the discussions that have occurred and are being reviewed for this project.

This matter was Discussed.

9. [25-0012](#) 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. Chr. Hansen 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.

Patrick Schloss, in Open Session, provided an update regarding the National Ave. Corridor.

At 6:59 p.m., a motion was made by Ald. Kuehn, seconded by Ald. Weigel to go into

closed session to discuss items #4-8 on the agenda

Following the discussion of these items in closed session, the committee reconvened in open session at 7:27 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Richard Badger to adjourn at 7:28 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.

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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.