



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, May 13, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

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

C. APPROVAL OF MINUTES

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

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

D. MATTERS FOR DISCUSSION/ACTION

3. [25-0176](#) Discussion on 6901 W. Beloit Road and Habitat for Humanity.
4. [25-0171](#) Discussion on South 65th St. and W. Washington St. (Former Motor Castings Area.)
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](#)

6. [25-0173](#) Discussion on the status of Makers Row Development.
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.
8. [25-0175](#) Discussion regarding 6771 W. National Ave.

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.

For agenda items 4-8 the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda

E. ADJOURNMENT



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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.



City of West Allis

Meeting Minutes

Community Development Authority

Wednesday, April 2, 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 - Wayne Clark, Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel

Excused 2 - Donald Nehmer, Richard Badger

Others Attending

Ald. Haass; Nick Jung & EJ Herr, F Street; Ray Chou

Staff

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

C. APPROVAL OF MINUTES

1. [25-0111](#) March 5, 2025 (draft minutes)

Attachments: [March 5, 2025 \(draft minutes\)](#)

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

2. [25-0112](#) Annual Election of Chairperson and Vice-Chairperson.

A motion was made by Ald. Kuehn and seconded by Ald. Weigel to nominate Gerald Matter as Chairperson of the Community Development Authority of the City of West Allis.

A motion was made by Ald. Kuehn and seconded by Ald. Weigel to nominate Wayne Clark as Vice-Chairperson of the Community Development Authority of the City of West Allis.

Mr. Matter inquired if there were any further nominations.

There being no further nominations, Mr. Matter declared the nominations closed.

The motions were carried unanimously.

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

3. [25-0113](#) Discussion on the proposed redevelopment by F-Street at 92nd and Greenfield Ave.

Nick Jung and EJ Herr presented an overview of this project.

Ald. Kuehn stated she likes the garden style homes are a great concept and like to consider some more nature tones.

Wayne Clark inquired as to what is meant by Recyclean on the demolition chart. EJ Heir responded that this refers more to a deconstruction versus a demolition process in which items are donated and recycled.

This matter was Discussed.

4. [25-0114](#) Resolution to approve a Letter of Intent between the Community Development Authority of the City of West Allis and F-Street for the property at 1405 S. 92 St. (450-0502-000).

Attachments: [CDA Res. No. 1492 - Letter of Intent - F-Street \(4-2-25\)](#)
[Exhibit A -LOI - City of West Allis & F-Street](#)
[CDA Res. No. 1492 - Letter of Intent - F Street \(4-2-25\) signed](#)

Patrick Schloss presented.

Ald. Kuehn expressed that she is eager to get this project moving and noted concerns regarding blight and crime at the property.

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

5. [25-0115](#) Resolution to approve an Assignment of an Offer to Purchase from F-Street to the West Allis Community Development Authority for the property at 1405 S. 92 St. (450-0502-000).

Attachments: [CDA Res. No. 1493 - Assignment - Offer to Purchase - F-Street - 1405 S. 92 St. \(4-2-25\)](#)
[Notice of Assignment](#)
[CDA Res. No. 1493 - Assignment - Offer to Purchase - F-Street - 1405 S. 92 St. \(4-2-25\) signed](#)

Patrick Schloss presented.

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

6. [25-0116](#) Resolution to approve the Executive Director to obtain legal counsel to assist with redevelopment and real estate services up to \$50,000.

Attachments: [CDA Res. No. 1494 - Legal Counsel - Redevelopment and Real Estate Services \(4-2-25\)](#)
[CDA Res. No. 1494 - Legal Counsel - Redevelopment and Real Estate Services \(4-2-25\) signed](#)

Patrick Schloss presented and stated this would be discussed in Closed Session. Following discussion in Closed Session this item was approved.

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

7. [25-0117](#) Discussion on proposed temporary use of the parking lot at 68th and Mitchell by Southeastern Wisconsin Association of Pickleball.

Attachments: [Final Proposal for Southeastern WI Assoc. of Pickleball](#)

Shaun Mueller presented.

Discussion ensued with questions being answered by staff.

This matter was Discussed.

8. [25-0118](#) Discussion regarding 6771 W. National Ave.

Patrick Schloss advised this will be discussed in Closed Session.

This matter was Discussed in Closed Session.

D. MATTERS FOR DISCUSSION/ACTION

9. [25-0012](#) Consideration relative to Report on Redevelopment Initiatives:

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- l. Motor Castings Site – 1323 S. 65 St.
- m. 116th & Morgan Ave.

Wayne Clark inquired on the status of the Morgan Ave. site. Patrick Schloss noted concerns about Department of Public Works and functions of moving utility connections etc.

At 6:37 p.m., a motion was made by Ald. Weigel, seconded by Ald. Kuehn to go into closed session to discuss items 3-8 on the agenda. Following the discussion of these items in closed session, the committee reconvened in open session at 6:45 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Wayne Clark to adjourn at 6:45 p.m.



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COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1495
DATE ADOPTED: May 13, 2025

Resolution to approve amendment to the existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) has provided previous loans to Whitnall-Summit Company, LLC (Whitnall-Summit) for the development of the Whitnall Summit office complex in West Allis; and,

WHEREAS, Whitnall-Summit has requested interest only payments on the loan for a period of two years as outlined on the attached amortization schedule; and,

WHEREAS, Whitnall-Summit has shared those recent challenges with occupancy and potential future issues as the office market evolves; and

WHEREAS, the Executive Director recommends approval of the proposed restructuring of payments.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis as follows:

1. That the Executive Director of the Community Development Authority of the City of West Allis is hereby approved the of payments of an existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.
2. That the Executive Director, or his designee, is hereby authorized and directed to take any and all other actions on behalf of the Community Development Authority of the City of West Allis which is deemed necessary or desirable in connection with this Resolution including, without limitation, negotiating, executing, delivering, and performing obligations under any and all documents in connection with the Project including, without limitation, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, and granting of Access Easements..
3. That the Executive Director, or his designee, is hereby authorized and directed to take any and all other actions deemed necessary or desirable by him to effectuate the intent of the foregoing Resolutions.
4. That the City Attorney is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of any and all loan commitments, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental

agreements, indemnification agreements, land use restriction agreements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary, proper and convenient to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

4. BE IT FURTHER RESOLVED that the Community Development Authority of the City of West Allis hereby approves and authorizes the Executive Director, or his designee, to execute and deliver the above referenced documents and agreements and all necessary documents relating to the loans issued to Whitnall-Summit Company, LLC, or related entities.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority