



City of West Allis

Meeting Minutes

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Michael Suter
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Monday, December 19, 2022

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, Mr. Gerald C. Matter, and Michael Suter

Others Attending

Jason Kaczmarek, Finance Director/Comptroller
Bob Monnat, Mandel Group

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [22-0710](#) October 11, 2022

Attachments: [October 11, 2022](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [22-0711](#) Resolution approving a Purchase and Sale Agreement and Development Agreement for the sale of land between the Community Development Authority of the City of West Allis and Makers Row QOZB, LLC.

Attachments: [CDA Res 1429 - Purchase & Sale Agreement - Makers Row QOZB, LLC \(12-19-22\)](#)
[CDA Res 1429 - Purchase & Sale Agreement - Makers Row QOZB, LLC \(12-19-22\) \(signed\)](#)

Discussed in closed session, followed by voting in open session.

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

3. [22-0712](#) Resolution to approve National Avenue Commercial Corridor Code Compliance Forgivable Loan for R&K Koehn LLC, for the property at 1829 S. 68th St., West Allis in the amount of up to \$8,500.

Attachments: [CDA Res 1430 -1829 S 68 St - Forgivable Loan - R & J Koehn LLC \(12-19-22\)](#)
[Forgivable Loan Agreement 12.19.22](#)

[CDA Res 1430 -1829 S 68 St - Forgivable Loan - R & J Koehn LLC \(12-19-22\) \(signed\)](#)

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

4. [22-0713](#) Discussion on the report on the City of West Allis Tax Increment Districts.

Attachments: [TID Report 2022 12.5.22](#)

This matter was Discussed.

5. [22-0714](#) Resolution to approve an extension to the Letter of Intent Agreement with Baum Revision, LLC., for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St. (Tax Key No. 453-0564-002 and portions of Tax Key No. 454-0251-001).

Attachments: [CDA Res 1431-6771 Baum Revision Letter of Intent \(12-19-22\)](#)
[CDA Res 1431-6771 Baum Revision Letter of Intent \(12-19-22\) \(signed\)](#)

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

6. [22-0715](#) Discussion regarding redevelopment of the area of 83rd and National Avenue.

This matter was Discussed in closed session.

7. [22-0716](#) Discussion regarding 84th and Greenfield Avenue Redevelopment Area.

This matter was Discussed in closed session.

8. [22-0721](#) Resolution approving the selection of Ramboll, Ayres Associates and Kapur & Associates as consultants to assist the Community Development Authority on projects associated with the Environmental Protection Agency's Brownfield Site Assessment Grant.

Attachments: [CDA Res 1432 -Consultants - EPA Brownfield Site Assessment Grant \(12-19-22\)](#)
[CDA Res 1432 --Consultants - EPA Brownfield Site Assessment Grant \(12-19-22\) \(signed\)](#)

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

- 9. [22-0584](#) 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. Hwy. 100 Corridor
 - g. Beloit Road Senior Housing Complex
 - h. W. National Ave. Corridor
 - i. Motor Castings Site – 1323 S. 65 St.
 - j. 116th & Morgan Ave.
 - k. 92nd St.and Greenfield Ave. - Former St. Aloysius

Items h & j were discussed in open session.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Haass to adjourn at 7:07 p.m.



All meetings of the {bdName} 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.