



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, October 8, 2024

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

- Present** 6 - Wayne Clark, Patrick Schloss, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger
- Excused** 2 - Donald Nehmer, Gerald C. Matter

#### Others Attending

Ald. Haass, Ald. Turner  
Jason Kaczmarek, Finance Director/Comptroller  
Chris Geiger, Brad Glassell, Alicia Glassell

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [24-0584](#) September 10, 2024

**Attachments:** [September 10, 2024 Draft Minutes](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [24-0585](#) Resolution to amend the 2024 Payment Standard for the Housing Choice Voucher Program.

**Attachments:** [CDA Res. No. 1487 - Amend the 2024 Payment Standard for the HCVP \(10-8-24\)](#)  
[CDA Resolution 1487 - CDA PS and FMR 2024](#)  
[APPROVED 2024 Streamlined Waiver Request WI201 West Allis CDA v2](#)  
[FMRs & PSs 2023 to 2025](#)

*Patrick Schloss presented.*

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

3. [24-0586](#) Discussion regarding the Development Agreement with Six Points East LLC and conditions related to public parking.

**Attachments:** [Six Points East Parking Proposal](#)

*Patrick Schloss presented.*

*Brad Glassel spoke about the agreement and expressed concerns regarding parking and maintenance.*

*Ald. Weigel inquired on how many units are in this development and how many parking stalls, and was advised by Mr. Glassel that there are 40 units with 78 underground parking stalls and 32 outside.*

*Ald. Kuehn moved to approve the amendment to allow for six stalls.*

**This matter was Discussed.**

- 4. [24-0591](#) Discussion on 6901 W. Beloit Road and the proposed construction of a single-family home.

*Patrick Schloss presented.*

*Ald. Weigel questioned what does an affordable option look like? Discussion ensued with questions being answered by staff.*

**This matter was Discussed.**

- 5. [24-0587](#) Discussion on the status of the Markers Row Development.

*Discussed in closed session.*

**This matter was Discussed.**

- 6. [24-0588](#) Discussion regarding the status of 6771 W. National Ave., and the Development Agreement with Baum Revision, LLC (BR West Allis, LLC)

*Discussed in closed session.*

**This matter was Discussed.**

- 7. [24-0589](#) Discussion on the status of 1405 S. 92 St.

*Discussed in closed session.*

*Staff shared that the CDA purchased the Note from Tri-City Bank.*

**This matter was Discussed.**

- 8. [24-0590](#) Discussion regarding the redevelopment area located at 13\*\* S. 65th St.

*Discussed in closed session.*

**This matter was Discussed.**

9. [24-0021](#) 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.

*At 6:25 p.m., a motion was made by Ald. Weigel, seconded by Mr. Badger to go into closed session to discuss items 5-8 on the agenda.*

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Mr. Badger to adjourn at 6:44 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**

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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.