



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

Tuesday, March 14, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:01 p.m. Mr. Clark chaired the meeting until the arrival of Mr. Matter at 6:24 p.m.

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, Mr. Gerald C. Matter, and Michael Suter
Excused 1 - Ald. Martin J. Weigel

Others Attending

Ald. Lajsic, Ald. Roadt
Jason Kaczmarek, Finance Director/Comptroller

Staff

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

C. APPROVAL OF MINUTES

1. [23-0155](#) January 26, 2023

Attachments: [January 26, 2023](#)

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

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0165](#) Resolution to approve the Scopes of Services for Preparation of a Quality Assurance Project Plan submitted by Ramboll, Ayers Associates and Kapur & Associates for the Environmental protection Agency Assessment Grant Program.

Attachments: [Quality Assurance Prj Plan - Ramboll](#)
[Quality Assurance Prj Plan - Ayres](#)
[Quality Assurance Prj Plan - Kapur](#)
[CDA Res 1432 - Consultants -EPA Brownfield Site Assessment Grant\(12-19-22\) \(signed\)](#)
[CDA Res 1437 - Quality Assurance Prj Plan \(3-14-23\)](#)
[CDA Res 1437 - Quality Assurance Prj Plan \(3-14-23\) signed](#)

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

3. [23-0166](#) Resolution to approve an offer to purchase to Milwaukee County for the property at 6901 & 69** W. Beloit Rd. (Tax Key No. 489-0037-000 and 489-0038-000).

Attachments: [CDA Res 1438 - Offer to Purchase - 6901 W. Beloit Rd. \(3-14-23\)](#)
[CDA Res 1438 - Offer to purchase - 6901 W. Beloit Rd \(3-14-23\) signed](#)

Mr. Nehmer inquired what the process would be if the property was purchased.

An outline was provided by Mr. Schloss.

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

4. [23-0167](#) Resolution to approve the Scope of Services submitted by Ramboll Environmental for preparation of Phase 1 and Phase 2 Environmental Assessments at the properties located at 6901 and 69** W. Beloit Rd.

Attachments: [Ramboll - Phase I & Phase II Environmental Assessment at 6901 & 69xx W Beloit Rd.](#)
[CDA Res 1439 - Ramboll - Phase I & II ESA \\$16,000 - 6901 & 69xx W Beloit Rd \(3-14-23\)](#)
[CDA Res 1439 - Ramboll - Phase 1 & II ESA \\$16,000 - 6901 & 69xx W Beloit Rd \(3-14-23\) signed](#)

Mr. Schloss presented an overview of this project.

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

5. [23-0168](#) Resolution to approve a Purchase and Sale Agreement with Mark Higgins, owner of the real estate at 6604 and 6620 W. Mitchell St.

Attachments: [Release of Easement Doc 7615092 \(3-14-23\)](#)
[650.00 Exhibit Land Transfer \(3-14-23\)](#)
[Agreement for Higgins-CDA \(BCR ver 2-22-23\) \(15281842\) \(3-14-23\)](#)
[Legal Desc Exhibit Land Transfer \(3-14-23\)](#)
[CDA Res 1440 Purchase and Sale Agreement - Mark Higgins \(3-14-23\)](#)
[CDA Res 1440 Purchase and Sale Agreement - Mark Higgins \(3-14-23\) signed](#)

Mr. Schloss presented an overview of this project.

Mr. Nehmer asked what parties are responsible for various costs related to the agreement.

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

6. [23-0169](#) Resolution authorizing and directing the Executive Director to enter into a contract with Ayres Associates for providing Planning Services relative to the United States Environmental Protection Agency (USEPA) Community-Wide Brownfields Assessment Grant in an amount not to exceed \$80,000.

Attachments: [Grant Planning Services -Brownfield Planning_Prop - Ayres](#)
[Grant Planning Services - Brownfield Planning_Prop - Ayres - updated \(3-13-23\)](#)
[CDA Res 1441-Ayres - EPA Brownfield Site Assessment Grant-\\$80,000 \(3-14-23\)](#)
[CDA Res 1441- Ayres - EPA Brownfield Site Assessment Grant-\\$80,000 \(3-14-23\) signed](#)

Mr. Mueller presented an overview of this project, with additional information shared by Mr. Schloss.

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

7. [23-0174](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [SB Friedman - Scope of Service 3-14-23](#)
[CDA Res. 1442 - S.B. Friedman -Financial Consultant \\$25,000 \(3-14-23\)](#)
[CDA Res. 1442 - S.B. Friedman -Financial Consultant \\$25,000 \(3-14-23\) signed](#)

Mr. Clark questioned if these costs are consistent with similar firms. Mr. Schloss advised he'd get rates, for comparison, from other entities and present to the committee at a later date.

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

8. [23-0170](#) Discussion on the property located at 6771 W. National Ave. and 67** W. Mitchell St. (Tax Key No. 453-0564-003 and portions of Tax Key No. 454-0251-004)

Mr. Mueller presented an overview on this project.

This item was discussed in both open & closed session.

This matter was Discussed.

9. [23-0171](#) Discussion on the redevelopment of 92nd and Greenfield Avenue (Former St. Aloysius Church and School).

This item was discussed in closed session.

This matter was Discussed.

10. [23-0172](#) Discussion on the redevelopment of 116th and Morgan Avenue.

This item was discussed in closed session.

Mr. Schloss presented an overview of this project.

This matter was Discussed.

11. [23-0175](#) Discussion on the redevelopment of the 6400 block of W. Greenfield Ave.

This item was discussed in closed session.

This matter was Discussed.

12. [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

A motion was made by Nehmer, seconded by Ald. Haass to convene in closed session at 6:38 p.m.

The committee returned to open session at 6:59 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Clark, seconded by Ald. Haass to adjourn at 7:00 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.