



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, June 18, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Wayne Clark, Karin M. Gale, Donald Nehmer, Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel

Others Attending

Ald. Haass, Ald. Roadt, Ald. Turner, Ald. Halvorson
Jason Kaczmarek, Finance Director/Comptroller
Carson Coffield, Economic Development Specialist
Harry Allen, Ehlers
Ian Martin & Emily Caldini, Land by Label, LLC
Jeffrey Hook, JJH3Group, LLC

Staff

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

1. [24-0339](#) Recognition of Karin Gale's 30 years of dedication and service to the Community Development Authority.

Attachments: [Karin M. Gale - Resignation from West Allis CDA](#)

C. APPROVAL OF MINUTES

2. [24-0321](#) May 14, 2024

Attachments: [May 14, 2024 Draft Minutes](#)

Clark moved to approve this matter, Nehmer seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

3. [24-0341](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 20, the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Legal Notice - Public Hearing](#)
[West Allis TID 20 Project Plan \(6-10-24\)](#)
[Letters to Property Owners - TID 20 - SIGNED](#)

Mr. Schloss presented an overview of this project.

Chair Matter inquired and received no additional comments from the public.

This matter was Discussed.

4. [24-0342](#) Resolution to establish the boundaries of and approving the Project Plan for Tax Incremental District No. 20.

Attachments: [CDA Res. No. 1475-TID 20 \(6-18-24\)](#)
[CDA Res. No. 1475-TID 20 \(6-18-24\) signed](#)

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

5. [24-0343](#) Public Hearing to consider the sale of CDA owned land located at the following locations:
6414-22 W. Greenfield Ave. - (Tax Key No. 439-0144-001)
6424-26 W. Greenfield Ave. - (Tax Key No. 439-0145-002)
13** S. 65 St. – (Tax Key No. 439-0146-000)

Attachments: [PH Sale of CDA Land- 6400 W. Greenfield](#)

Mr. Schloss presented an overview of this project.

Ald. Weigel stated there were neighbors, at the last Common Council meeting, expressing concerns about the relocation of the park.

Jeff Hook indicated that he has spoken with neighbors and answered the concerns they had in regards to the east elevation and the park.

Ald. Turner commented that once people see the actual plans, their concerns go away.

Chair Matter inquired and received no additional comments from the public.

This matter was Discussed.

6. [24-0344](#) Resolution to approve a Purchase and Sale and Development Agreement with JJH3Group, LLC, for the multifamily and mixed-use development for the property located along W. Greenfield Ave., between S. 64th and S. 65th St.

Attachments: [CDA Res. No. 1476 -Purchase & Sale-Dev Agreement - JJH3 Group \(6-18-24\)](#)
[CDA Res. No. 1476 - Purchase & Sale-DevAgreement - JJHS Group \(6-18-24\) signed](#)
[6400 Block Development Informational Page](#)
[Development Agreement - jjh3 LLC](#)
[Purchase and Sale Agreement - 5.30.24](#)
[6400 Block Exhibit E Development Financing Agreement](#)

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

7. [24-0345](#) Resolution to accept an Offer to Purchase land located at 6414-22 W. Greenfield Ave. - (Tax Key No. 439-0144-001), 6424-26 W. Greenfield Ave. - (Tax Key No. 439-0145-002), and 13** S. 65 St. – (Tax Key No. 439-0146-000).

Attachments: [CDA Res. No. 1477 - Offer to Purchase \(6-18-24\)](#)
[CDA Res. No. 1477 - Offer to Purchase \(6-18-24\) signed](#)
[JJH3group - 6400 Greenfield - Offer to Purchase Letter of Interest 2024-05-23](#)
[JJH3group - 6400 Greenfield - Offer to Purchase 2024-05-23 \(OCHDL 01682249x7A794\)](#)

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

8. [24-0346](#) Resolution to approve a Development Agreement between Land by Label, LLC, Community Development Authority of the City of West Allis and the City of West Allis for the multifamily development for the property located on the 4.54 acre parcel on the southeast corner of S. 70 St. and W. Washington St., 11** S. 70 St., Tax Key No. 439-9006-000.

Attachments: [CDA Res. No. 1478 - Dev Agreement - Land by Label \(6-18-24\)](#)
[CDA Res. No. 1478 - Dev Agreement - Land by Label \(6-18-24\) signed](#)
[Allis Yards Land by Label Development Informational Page](#)
[Land by Label - Development AgreementLxL.6.18.24](#)

Mr. Schloss presented.

Following discussion in open and closed session, this item was approved in open session.

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

9. [24-0347](#) Resolution relative to consider a proposed Fifth Amendment to the Development Agreement between the City of West Allis and Cobalt Partners LLC, Tax Incremental District 16, within the S. 70 St. Corridor (West Quarter).

Attachments: [CDA Res. No. 1479 - 5th Amendment to Dev Agreement - TIF 16 \(6-18-24\)](#)
[CDA Res. No. 1479 - 5th Amendment to Dev Agreement - TIF 16 \(6-18-24\) signed](#)
[Fifth Amendment to Development Agreement 6.18.24](#)

Mr. Mueller presented.

Following discussion in open and closed session, this item was approved in open session.

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

10. [24-0348](#) Resolution permitting certain expenditures up to \$3.750,000 to be made with a one-half mile radius of Tax Incremental District No. 7 (Whitnall Summit TIF) of the City of West Allis.

Attachments: [CDA Res. No. 1480 - TID #7 - Expenditures \(6-18-24\)](#)
[CDA Res. No. 1480 - TID #7 - Expenditures \(6-18-24\) signed](#)

Following discussion in closed session, this item was approved in open session.

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

11. [24-0349](#) Resolution approving a Stormwater Indemnification Agreement by and between the Community Development of the City of West Allis and Mark Higgins for the property located at 6620 W. Mitchell St. and SoNa Parcel 1 within the Six Points Farmers Market Redevelopment Area.

Attachments: [CDA Res. No.1481 - Stormwater Indemnification](#)
[CDA Res. No. 1481 - Stormwater Indemnification \(signed\)](#)

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

12. [24-0350](#) Discussion regarding the redevelopment area located at 13** S. 65th St.

This matter was Discussed.

13. [24-0351](#) Discussion regarding the status of 6771 W. National Ave., and the Development Agreement with Baum Revision, LLC (BR West Allis, LLC)

This matter was Discussed.

14. [24-0352](#) Discussion regarding developer request for financing for proposed redevelopment of the former St. Aloysius located at 1405 S. 92 St.

This matter was Discussed.

15. [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. Hwy. 100 Corridor
- g. Beloit Road Senior Housing Complex - Financial Update
- h. W. National Ave. Corridor
- i. Motor Castings Site – 1323 S. 65 St.
- j. 116th & Morgan Ave.

At 7:00 p.m., a motion was made by Ald. Weigel, seconded by Ald. Kuehn to go into closed session to discuss items 6-14 on the agenda. Following the closed session the committee reconvened in open session at 7:24 p.m. to take action on items 8, 9, & 10.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Ald. Weigel to adjourn at 7:30 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

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.