



# 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,*  
*Patrick Schloss, Economic Development Executive Director*

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Tuesday, November 21, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 5 - Wayne Clark, Karin M. Gale, Kevin Haass, Gerald C. Matter, Michael Suter  
**Excused** 2 - Donald Nehmer, Martin J. Weigel

#### C. APPROVAL OF MINUTES

1. [23-0714](#) October 10, 2023

**Attachments:** [October 10, 2023](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0716](#) Resolution to approve a professional services contract with McCright & Associates, LLC for out-sourcing Housing Quality Inspections (HQS) as part of the Section 8 Housing Choice Voucher Program.

**Attachments:** [CDA Contract Exhibit - McCright & City of West Allis Contract 11-21-23](#)  
[Exhibit RFP # 23-007 HQS Inspection Services \(W\)](#)  
[CDA Res. No. 1468 - Profession services contract - McCright & Assoc., LLC](#)  
[CDA Res. No. 1467 - Voucher Admin HOTMA Changes \(10-10-23\) signed](#)  
[McCright Contract Approved and Signed Resolution](#)

Steve Schaer and Danielle Golida presented.

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

3. [23-0717](#) Discussion on the historic rehabilitation of Longfellow School located at 2211 S. 60 St.

This matter was Discussed in both open and closed session.

4. [23-0718](#) Discussion in regards to TIF # 7 Summit Place.

This matter was Discussed in both open and closed session.

5. [23-0719](#) Discussion in regards to TIF #15 and Makers Row Development.  
**This matter was Discussed in both open and closed session.**
6. [23-0720](#) Discussion in regards to 6771 W. National Ave.  
**This matter was Discussed in both open and closed session.**
7. [23-0721](#) Discussion in regards to the 6400 Block of W. Greenfield Ave.  
**This matter was Discussed.**
8. [23-0309](#) 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.

*At 6:16 p.m., a motion was made by Ald. Haass, seconded by Mr. Suter to go into closed session to discuss items 3-7 on the agenda.*

*Following the discussion of these items in closed session, the committee reconvened in open session.*

## **E. ADJOURNMENT**

*There being no further business to come before the Authority a motion was made by Mr. Clark, seconded by Ms. Gale to adjourn at 7:09 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.