



# City of West Allis

## Meeting Minutes

### Community Development Authority

Wednesday, March 5, 2025

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 6 - Wayne Clark, Donald Nehmer, Gerald C. Matter, Michael Suter, Martin J. Weigel,  
Richard Badger  
**Excused** 1 - Danna Kuehn

#### Others Attending

Ald. Haass

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [25-0080](#) January 15, 2025

**Attachments:** [January 15, 2025 \(draft minutes\)](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0085](#) Resolution to consider a professional service sole source contract with Lutheran Social Services to provide service coordination of a Family Self-Sufficiency Program as part of the Housing Choice Voucher Program and Veterans Affairs Supportive Housing programs in the amount of \$110,000.

**Attachments:** [EXHIBIT A FY25 LSS FSS Scope of Services Narrative](#)  
[EXHIBIT B FSS Budget Proposal\\_2025](#)  
[CDA Res. No. 1491 - 2025 West Allis CDA\\_FSS Resolution Contract](#)  
[CDA Res. No. 1491 - 2025 West Allis CDA\\_FSS Resolution Contract \(signed\)](#)

Patrick Schloss presented.

Ald. Weigel confirmed that the grant can be used for city staff and/or contracted out.

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

3. [25-0089](#) Communication of Audit Report for Beloit Road Senior Apartments, LLC submitted by Baker Tilly US, LLP.

**Attachments:** [Beloit Road - 2024 Audit Results Letter](#)  
[Beloit Road Senior Apartments AUD 12-31-24 FS FINAL](#)

*Items were considered and presented by staff.*

**This matter was Placed on File.**

4. [25-0086](#) Discussion on the status of the Makers Row Development.

*Shaun Mueller presented.*

**This matter was Discussed in Closed Session for the purpose of negotiations.**

5. [25-0087](#) Discussion on the status of 1405 S. 92 St.

*Patrick Schloss presented.*

**This matter was Discussed in Closed Session for the purpose of negotiations.**

6. [25-0088](#) Discussion on 6500 W. Washington St. (Former Motor Castings Site.)

*Patrick Schloss presented.*

**This matter was Discussed in Closed Session for the purpose of negotiations.**

7. [25-0012](#) 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 6:23 p.m., a motion was made by Wayne Clark, seconded by Richard Badger to go into closed session to discuss items 4-6 on the agenda.*

*The committee reconvened in Open Session at 7:03 p.m.*

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Weigel to adjourn at 7:05 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.