



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, April 13, 2021

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 6:00 p.m.

B. ROLL CALL

Present 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Kevin Haass, and Ald. Martin J. Weigel

Others Attending

Ald. Lajsic
David Kircher, Phoenix Financial Advisors, LLC
Jason Kaczmarek, Finance Director/Comptroller

Staff

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

C. APPROVAL OF MINUTES

1. [21-0153](#) March 9, 2021

Attachments: [March 9, 2021 Draft Minutes](#)

A motion was made by Mr. Clark, seconded by Mr. Lisinski, that this matter be Approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

2. [21-0154](#) Annual election of Chairperson and Vice-Chairperson.

A motion was made by Ald. Haass and seconded by Karin Gale to nominate Gerald Matter as Chairperson of the Community Development Authority of the City of West Allis.

The motion was carried unanimously.

A motion was made by Ald. Haass and seconded by Karin Gale to nominate Wayne Clark as Vice-Chairperson of the Community Development Authority of the City of West Allis.

Mr. Matter inquired if there were any further nominations.

There being no further nominations, Mr. Matter declared the nominations closed.

The motion carried unanimously.

3. [21-0159](#) Resolution to approve a Development Agreement by and between West Allis Brewing Property LLC and the Community Development Authority for sale of land and the establishment of a brewery at 6749-51 W. National Avenue, 67** W. National Avenue, and 67** W. Mitchell Avenue.

Attachments: [CDA Res 1380-Development Agreement - West Allis Brewing Property LLC Development Agreement 4.7.21 \(CDA DRAFT\)](#)
[Development Agreement 4.7.21 \(CDA DRAFT\) \(Kail Decker\) \(added 4-13-21\)](#)
[CDA Res 1380-Development Agreement - West Allis Brewing Property LLC \(signed\)](#)

A motion was made by Mr. Clark, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

4. [21-0155](#) Resolution amending a Line of Credit Agreement between the Hotel Ventures, LLC and the Community Development Authority of the City of West Allis.

Attachments: [Hampton Inn & Suites - WA LOC Loan](#)
[CDA Res 1381-Line of Credit Agreement-Hotel Ventures, LLC](#)
[CDA Res 1381-Line of Credit Agreement-Hotel Ventures, LLC \(signed\)](#)

A motion was made by Mr. Clark, seconded by Ald. Weigel, that this matter was Approved. The motion carried by the following vote:

Aye: 6 - Mr. Clark, Mr. Matter, Mr. Lisinski, Mr. Nehmer, Ald. Haass, and Ald. Weigel

No: 0

Abstain: 1 - Ms. Gale

5. [21-0156](#) Discussion of proposed development at 81St and National Avenue - Urban Pioneer Condominium Project.

This matter was Discussed.

6. [21-0160](#) Discussion relative to the Allis Yards Development within the S. 70th St. and W. Washington St. - TIF Number Sixteen.

This matter was Discussed.

7. [21-0161](#) Discussion regarding the Mandel Group proposed Phase II of The Market development (South of National Avenue "SONA").

This matter was Discussed.

8. [21-0157](#) Discussion regarding the 7001 W. National Avenue.

This matter was Discussed.

At 6:35 p.m., a motion was made by Ald. Haass, seconded by Wayne Clark to go into closed session to discuss items 3,4,5,6,7 and 8 on the agenda. Following the discussion of these items in closed session, the committee reconvened in open session at 6:58 p.m.

9. [21-0158](#) 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. 6610 W. Greenfield Ave.
- j. Motor Castings Site - 1323 S. 65 St.
- k. Housing Market Study
- l. 116th & Morgan Ave.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Ald. Haass to adjourn at 6:59 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.