



City of West Allis

Meeting Agenda

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Jim Lisinski
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Monday, December 13, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

SPECIAL JOINT MEETING WITH SAFETY & DEVELOPMENT

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0635](#) November 9, 2021 Draft Minutes

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

D. NEW AND PREVIOUS MATTERS

2. [21-0636](#) Resolution to approve a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC (and/or assigns) for commercial and residential development within the Six Points/Farmers Market Redevelopment Area, South of National Avenue (SONA) redevelopment.

Attachments: [CDA Res 1409 - Purchase & Sale Agreement & Dev Agreement - Mandel Group Development Agreement - SoNa Lofts](#)
[Purchase and Sale Agreement - SONA Lofts - City of West Allis \(3\)](#)

3. [21-0637](#) Resolution to approve an amendment to the access agreement between the Community Development Authority of the City of West Allis and Mandel Group for the Phase II of The Market development (South of National Avenue "SONA").

Attachments: [CDA Res 1410 SONA -Amendment to Mandel Phase II -Access Agreement](#)

4. [21-0638](#) Resolution to approve the release of existing Community Development Authority of the City of West Allis easements and covenants encumbering the South of National Avenue (SONA) redevelopment area.

Attachments: [CDA Res 1411-Release of existing CDA Easements & covenants](#)

5. [21-0641](#) Resolution to approve the Reciprocal Easement Agreement and Operating Agreement between the Community Development Authority of The City of West Allis, The City of West Allis, and SoNa Lofts LLC, Makers Row I LLC., and Makers Row II LLC. for the Phase II of The Market development (South of National Avenue "SONA").

Attachments: [CDA Res 1413 - SONA Reciprocal Easement Agreement \(12-13-21\)](#)

6. [21-0639](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res 1412 - S.B. Friedman & Co. - Financial Consultant Redevelopment](#)
[SB Friedman Hourly Deal Review Extension](#)

For agenda items, 2 and 3 the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

E. ADJOURNMENT



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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.