



City of West Allis

Meeting Minutes

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

The meeting was called to order at 6:22 p.m.

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Martin J. Weigel, Mr. Gerald C. Matter, and Mr. Patrick Schloss
Excused 2 - Ms. Karin M. Gale, and Ald. Kevin Haass

Others Attending

Ald. Lajsic, Ald. Roadt, Ald. Vitale, Ald. Kuehn
Kail Decker, City Attorney
Jason Kaczmarek, Finance Director/Comptroller
Bob Monnat & Angie Tabrizzi, Mandel Group
Todd Taves, Ehlers, Inc.

Staff

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

C. APPROVAL OF MINUTES

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

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

Mr. Clark moved, seconded by Mr. Lisinski to Approved this matter, motion carried.

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 - The Market \(12-13-21\) signed](#)
[CDA Res 1409 - Purchase & Sale Agreement & Dev Agreement - Mandel Group - The Market \(12-13-21\)](#)
[Purchase and Sale Agreement - SONA Lofts - City of West Allis - REVISED 2021-12-13](#)
[Purchase and Sale Agreement - SONA Lofts - City of West Allis kd 12.9.21 \(FULLY EXECUTED\) \(NEEDS EXHIBITS\)](#)
[Development Agreement - SONA Lofts - City of West Allis \(002\) - REVISED 2021-12-13](#)
[Development Agreement -SONA Lofts - City of West Allis \(002\) REVISED 2021-12-13 \(FULLY EXECUTED\) \(NEEDS EXHIBITS\)](#)
[Development Financing Agreement - SONA Lofts - City of West Allis \(004\)](#)
[Development Financing Agreement - SONA Lofts - city of West Allis \(004\) \(FULLY EXECUTED\) \(NEEDS EXHIBITS\)](#)
[Memorandum of Agreements - recorded Doc No 11203578 12-30-21](#)

Discussion ensued with questions being answered by staff.

Mr. Clark moved, Ald. Weigel seconded, to approve all the actions on item nos. #2 - #5 consent vote, motion carried on a consent vote.

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](#)
[Staging and Grading Temporary Easement Agreement Amendment 12.13.21](#)
[CDA Res 1410 - SONA -Amendment to Mandel Phase II -Access Agreement \(12-13-21\) signed](#)
[Staging and Grading Temporary Easement Agreement Amendment 12.13.21 \(FULLY EXECUTED\)](#)

Discussion ensued with questions being answered by staff.

Mr. Clark moved, Ald. Weigel seconded, to approve all the actions on item nos. #2 - #5 consent vote, motion carried on a consent vote.

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](#)
[CDA Res 1411-Release of existing CDA Easements & covenants](#)
[12-13-21\) signed](#)
[Release of Covenants Doc 8027619](#)
[Release of Easement CSM 8231](#)
[Release of Easement CSM 8866](#)
[Release of Covenants Doc 8027619 - Doc 11203571 - recorded](#)
[12-30-21](#)
[Release of Easement CSM 8231 - Doc 11203572 - recorded 12-30-21](#)
[Release of Easement CSM 8866 - Doc 11203573 - recorded 12-30-21](#)
[Reciprocal Easement and Operating Agreement - recorded](#)
[Warranty Deed - recorded](#)

Discussion ensued with questions being answered by staff.

Mr. Clark moved, Ald. Weigel seconded, to approve all the actions on item nos. #2 - #5 consent vote, motion carried on a consent vote.

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 \(12-13-21\)](#)
[CDA Res 1413 - SONA Reciprocal Easement Agreement \(12-13-21\)](#)
[signed](#)
[SoNa - Reciprocal Easement Agreement \(003\) - REVISED 2021-12-13](#)
[SoNa - Reciprocal Easement Agreement \(003\) - REVISED 2021-12-13](#)
[\(FULLY EXECUTED\)](#)

Discussion ensued with questions being answered by staff.

Mr. Clark moved, Ald. Weigel seconded, to approve all the actions on item nos. #2 - #5 consent vote, motion carried on a consent vote.

Passed The Block Vote

Mr. Clark moved, Ald. Weigel seconded, to approve all the actions on item nos. #2 - #5 consent vote, motion carried on a consent vote.

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](#)
[CDA Res 1412 -S.B. Friedman & Co. - Financial Consultant](#)
[Redevelopment -\(12.3.21\) signed](#)
[SB Friedman Hourly Deal Review Extension](#)

Mr. Clark moved, seconded by Mr. Lisinski to Approved this matter, motion carried.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Nehmer, seconded by Ald. Weigel to adjourn at 6:58 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.