



# 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, Ald. Martin Weigel*

*Patrick Schloss, Economic Development Executive Director*

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Tuesday, August 15, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 5 - Wayne Clark, Donald Nehmer, Martin J. Weigel, Gerald C. Matter, Michael Suter

**Excused** 2 - Karin M. Gale, Kevin Haass

#### Others Attending

Ald. Lajsic  
Jason Kaczmarek, Finance Director/Comptroller  
John Pechan, Three Leaf Partners  
David Lyon, Three Leaf Partners  
Bryant Moroder, Baum Revision

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [23-0504](#) July 11, 2023

**Attachments:** [July 11, 2023](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0536](#) Resolution to approve the Scope of Services for Ramboll US Consulting, Inc., for environmental services for the property located at 6771 W. National Ave., in an amount not to exceed \$20,000.

**Attachments:** [Ramboll - Scope of Service - 6771 W. National Avenue](#)  
[CDA Res. No. 1460 - Ramboll - 6771 W Nat'l Ave \(8-15-23\)](#)  
[CDA Res. No. 1460 - Ramboll - 6771 W Nat'l Ave \(8-15-23\) signed](#)

Mr. Mueller presented.

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

3. [23-0537](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

**Attachments:** [SB Friedman - Scope of Service - Hourly Deal Review Extension](#)  
[CDA Res. No.1461 - S.B. Friedman - Financial Consultant - \\$25,000 \(8-15-23\)](#)  
[CDA Res. No. 1461 - S.B. Friedman -Financial Consultant - \\$25,000 \(8-15-23\) signed](#)

*Mr. Schloss presented.*

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

4. [23-0538](#) Resolution to approve Development Agreement between the City of West Allis and 3LP West Allis, LLC. for the property located at 8530-56 W. National Ave.

**Attachments:** [8501 W National Development Agreement 8.15.2023\(WA Version\) Draft](#)  
[CDA Res. No. 1462 - Development Agreement -3LeafResolution \(8-15-23\)](#)  
[CDA Res. No. 1462 - Development Agreement -3LeafResolution \(8-15-23\) signed](#)

*Mr. Schloss presented, with questions being answered by Mr. Lyon and Mr. Pechan of Three Leaf Partners.*

*Ald. Weigel inquired on the timeline of demolition. Mr. Lyon stated they were hoping to have this completed by the end of October.*

*Ald. Weigel further inquired on how many additional construction jobs would be involved with this project. Mr. Lyon will look into and advise.*

*Ald. Weigel questioned if three bedroom units are in demand. Mr. Pechan stated they used a market consultant to determine the unit mix.*

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

5. [23-0539](#) Resolution to approve a Purchase and Sale and Development Agreement between the City of West Allis, Community Development Authority of West Allis and BR West Allis, LLC. for the property located at 6771 W. National Ave. and the property located at 67\*\* W. Mitchell St.

**Attachments:** [CDA Res. No. 1463 - Purchase & Sale and Development Agreement - 6771 W National Ave \(8-15-23\)](#)

*Mr. Mueller outlined the project with further details being provided by Mr. Moroder, Baum Revision Representative.*

*Discussion ensued with questions being addressed by staff and Mr. Moroder.*

**This matter was Held.**

6. [23-0540](#) Discussion on 92nd and Greenfield Avenue Redevelopment Area.

*Discussed in closed session.*

**This matter was Discussed.**

7. [23-0541](#) Discussion on Allis Yards Redevelopment Area, located within the 70th and W. Washington St. area.

*Discussed in closed session.*

**This matter was Discussed.**

8. [23-0542](#) Reappointment of Beatrice Chestnut by the Executive Director of the Community Development Authority, of the Resident Advisory Board Members for three-year term to expire August 15, 2026.

**Attachments:** [Reappointment - Beatrice Chestnut \(signed\)](#)

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

9. [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.
- k. 92nd St. and Greenfield Ave. - Former St. Aloysius

*Staff toured the Henry Schein Dental property at 10920-11016 W. Lincoln Ave., a publicly traded company, that has the West Allis property for sale.*

*Mandel Group will be proposing residential development for Lot 4.*

At 6:52 p.m., a motion was made by Ald. Weigel, seconded by Suter to go into closed session to discuss items 4-7 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session to adjourn the meeting.

## E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Suter, seconded by Ald. Weigel to adjourn at 7:37 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.