Meeting Minutes

Community Development Authority

Monday, May 18, 2026	**6:00 PM**	**City Hall, Room 128** **7525 W. Greenfield Ave.**

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Thomas Medley

Excused 2 - Richard Badger, Wayne Clark

Staff

Patrick Schloss, Economic Development, Executive Director

Others Attending

Ald. Roadt, Ald. Haass
Jason Kaczmarek, Finance Director/Comptroller
Dan Katt, Bob Monnat

C. APPROVAL OF MINUTES

1. 26-0258 April 14th, 2026 Community Development Authority minutes.

Attachments: 2026-04-19 CDA Minutes

Ald. Kuehn moved to approve this matter, Medley seconded, motion carried.

D. MATTERS FOR DISCUSSION / ACTION

2. 26-0261 Resolution to approve a Purchase and Sale and Development Agreement between the Community Development Authority and SONA II, LLC for the property at 6616 W. Mitchell Street St. and 66** W. National Ave.

Attachments: Resoution 2026- Purchase and Sale Agreement

Purchase and Sale Agreement - SONA Lofts II - Final 5.18.26

Development Agreement - SoNa Phase II - 5.18.26

Development Financing Agreement - SoNa Phase II - 5.18.25

CDA Res. No. 1537 - Purchase & Sale - Dev Agreement - Sona II (5-18-26) signed

Discussed In Closed Session, voted on in Open Session.

Mr. Schloss outlined the terms and conditions of the Development Agreement with Mandel Development for Sona II, LLC.

The project includes a $27 million development with 117 multifamily developments consisting of two buildings. Mandel would commence construction in 2026 and with occupancy late in 2027 and early 2028. The Agreement outlines the level of public assistance through a Developer Funded TIF.

The city will receive 6.5% of the MRO after the City Administrative reserve is withdrawn, the developer will receive $7.938 million during that time in 18 years. This equates to about $4.6 million.

Ald. Kuehn moved to approve this matter, Ald. Weigel seconded, motion carried.by the following votes:

Aye: 5 - Matter, Suter, Kuehn, Weigel, Medley

No: 0

3. 26-0260 Resolution relative to a proposed amendment to a Development Agreement between the Community Development Authority of the City of West Allis and West Quarter West, LLC and West Quarter East, LLC with regard to release of the Letter of Credit requirement.

Attachments: CDA-Proposed Amendment - Development Agreement - Cobalt (West Quarter)
CDA Res. No. 1538 - West Quarter West, LLC & West Quarter East, LLC (5-18-26) signed

Ald. Kuehn moved to approve this matter, Ald. Weigel seconded, motion carried by the following votes:

Aye: 5 - Matter, Suter, Kuehn, Weigel, Medley

No: 0

4. 26-0262 Discussion and update on the former Motor Castings property located at 13** S. 65 St., 6500 W. Washington St., 11** S. 65 St. and 11** S. 64 St.

This matter was Discussed in Closed Session.

5. 26-0263 Discussion regarding 6771 W. National Ave.

Mr. Schloss provided a brief update on the prospects and architecture services.

This matter was Discussed.

6. 26-0264 Discussion on 1323 -39 S. 65th St. and 13** S. 65th St

This matter was Discussed in Closed Session.

7. 26-0265 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. Novonesis 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.

Mr. Schloss provided an update on Union Green, The Revv, and The Apiary - status of leasing. Apiary will have renters moving in on July 1, 2026.

At 6:30 p.m., a motion was made by Ald. Kuehn, seconded by Ald. Weigel to go into closed session to discuss items 2, 4 & 6 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:04 p.m. to act on item 2.

I. 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 7:05 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.