



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, May 11, 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, Jason Kaczmarek, Finance Director/Comptroller

Staff

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

C. APPROVAL OF MINUTES

1. [21-0187](#) April 13, 2021

Attachments: [April 13, 2021 \(Draft Minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [21-0203](#) Resolution to approve an amendment to the West Allis Brewing Property LLC Development Agreement.

Attachments: [CDA Res 1382- Amendment to Development Agreement - West Allis Brewing Property LLC- 5-11-21 - signed](#)

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

3. [21-0204](#) Resolution to approve an amendment to 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 Services 5-11-21](#)
[CDA Res 1383- Amended Contract - SB Friedman - Consulting Services - \\$25000 \(signed\)](#)

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

4. [21-0205](#) Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 6749 W. National Ave., which is located within the 68th & Mitchell St. Redevelopment Area (TID #14), in an amount not to exceed \$16,000.

Attachments: [Change Order - 6749-51 W National - 5-6-21](#)

[CDA Res 1384- Ramboll - ESA Change Order Phase I & II - 6749 W National Ave. - 68 & Mitchell Redev 5-11-21 - signed](#)

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

5. [21-0206](#) Resolution to authorize the acquisition of 1606 S. 59th Street for the construction of an affordable single family house funded with federal HOME funds.

Attachments: [Memo to Common Council RE: 1606 S 59](#)

[CDA Res1385-CDA Acquisition - 1606 S 59 St - HOME funds 5-11-21 - signed](#)

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

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

No: 1 - Mr. Nehmer

6. [21-0207](#) Discussion relative to the Allis Yards Development within the S. 70th St. and W. Washington St. - TIF Number Sixteen.

This matter was Discussed.

7. [21-0208](#) Discussion regarding the Mandel Group proposed Phase II of The Market development (South of National Avenue "SONA")

This matter was Discussed.

8. [21-0202](#) Discussion relative to an amendment to the Development Agreement between the City of West Allis and Lincoln Hospitality Group, LLC, regarding the Lincoln West Corridor Development Project, Holiday Inn Express Hotel, (TIF #17).

Discussion ensued with questions being answered by staff.

A motion was made that this matter was Approved. The motion carried by the following vote:

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

No: 1 - Mr. Clark

9. [21-0209](#) Consideration relative to Report on Redevelopment Initiatives

At 6:35 p.m., a motion was made by Ald. Weigel, seconded by Ald. Haass to go into closed session to discuss items ,5,6,7 and 8 on the agenda. Following the discussion of these items in closed session, the committee reconvened in open session at 7:15 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Karin Gale, seconded by Ald. Weigel to adjourn at 7:18 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.