



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. Kuehn,
Patrick Schloss, Economic Development Executive Director

Tuesday, January 9, 2024

6:00 PM

Join Zoom Meeting
[https://us06web.zoom.us/j/88458712530?](https://us06web.zoom.us/j/88458712530?pwd=3j0QzYfuijA6OyPf0a7wCgArnmi49G.1)
[pwd=3j0QzYfuijA6OyPf0a7wCgArnmi49G.1](https://us06web.zoom.us/j/88458712530?pwd=3j0QzYfuijA6OyPf0a7wCgArnmi49G.1)
Meeting ID: 884 5871 2530
Passcode: djXP7x
This meeting will be televised in Rm 128,
City Hall, 7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 5 - Karin M. Gale, Donald Nehmer, Kevin Haass, Gerald C. Matter, Michael Suter
Excused 1 - Wayne Clark

Other Attending

Jason Kaczmarek, Finance Director/Comptroller
Melinda Dejewski, City Engineer
Ald. Lajsic, Ald. Roadt, Ald. Weigel
Joey Robers

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [24-0004](#) November 21, 2023

Attachments: [November 21, 2023](#)

Ald. Haass moved to approve this matter, Suter seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0015](#) Annual Tax Increment Financing Report.

Attachments: [Annual Tax Increment Financing Report \(TID Report 2023\)](#)

Patrick Schloss presented an overview of both the open and closed TIF's.

Chair Matter stated the committee accepts the report and it should be placed on file.

This matter was Placed on File.

3. [24-0016](#) Resolution to consider a grant to the City of West Allis for remedial planning activities at 5200 W. Burnham St. (474-0002-001) (Former Teledyne Site) as part of the U.S. EPA Community Wide Brownfield Assessment Grant in the amount of \$57,000.

Attachments: [CDA-Res. No. 1469 - EPA Grant to the City \(1.9.24\)](#)
[REH Proposal-Remedial Planning Former Teledyne-West Allis WI 12 15 2023](#)
[CDA-Res. No. 1469 - EPA Grant to the City \(1.9.24\) signed](#)

Patrick Schloss presented an outline of the Scope of Service.

Following approval of this matter, this item will be taken to Common Council on January 16, 2024 for approval.

Ald. Haass moved to approve this matter, Suter seconded, motion carried.

4. [24-0017](#) Discussion on the historic rehabilitation of Longfellow School located at 2211 S. 60 St.

Patrick Schloss provided details and an overview of the project.

This matter was Discussed in both open and closed session.

5. [24-0018](#) Discussion in regards to the redevelopment of the 6400 Block of West Greenfield Ave.

Patrick Schloss provided an overview of this project.

This matter was Discussed in both open and closed session.

6. [24-0019](#) Resolution to consider a 30-day extension of the Letter of Intent with JJH3group LLC for the 6400 Block of West Greenfield Avenue Ave. redevelopment.

Attachments: [CDA Res. No. 1470 - Extension of LOI \(1-9-24\)](#)
[Extensions JJH3-Letter of Intent Hook 1.9.24](#)
[CDA Res. No. 1470 - LOI - JJH3 Group - \(FULLY EXECUTED\)](#)

Patrick Schloss provided an overview.

Jeffery Hook is the developer for this project and has submitted a \$5,000 earnest payment. This item is scheduled to go to Plan Commission in March 2024.

This item was discussed in both open and closed session.

Ald. Haass moved to approve this matter, Ald. Suter seconded, motion carried.

7. [24-0020](#) Discussion in regards to the redevelopment of the property located on the southwest corner of S. 92nd St. and W. Greenfield Ave. (former St. Aloysius Church).

Shaun Mueller presented an overview of this project.

This matter was Discussed in both open and closed session.

8. [24-0021](#)

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.

Patrick Schloss provided an update and the positive effort that is being displayed in item b.

At 6:34 p.m., a motion was made by Ald. Haass, seconded by Mr. Nehmer 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.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Haass, seconded by Mr. Suter to adjourn at 7:00 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.