Meeting Minutes

Community Development Authority

Tuesday, July 14, 2026	**6:00 PM**	**City Hall, Room 128** **7525 W. Greenfield Ave.**

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Richard Badger, Wayne Clark

Excused 1 - Thomas Medley

Staff

Ald. Haass
Jason Kaczmarek, Finance Director/Comptroller
Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Project Manager

C. APPROVAL OF MINUTES

1. 26-0312 May 18, 2026 (draft minutes)

Attachments: May 18, 2026 (draft minutes)

Clark moved to approve this matter, Suter seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. 26-0327 Resolution authorizing a partial release of the Makers Row Purchase and Sale Agreement, Development Agreement and Development Finance Agreement for the SoNa Lofts II development.

Attachments: SoNa Lofts II - Partial Release of PSA

SoNa Lofts II - Development Agreement

SoNa Lofts II - Purchase & Sale Agreement

CDA Res. No. 1539 - Makers Row and SoNa II (7-14-26)

CDA Res. No. 1539 - Makers Row and SoNa II (7-14-26) signed

Mr. Schloss explained this is just a housekeeping item. All items have been closed, this item authorizes the partial release of the Makers Row purchase and sales agreement, clarifying that the relevant parcel is now fully under SoNa Lofts II.

Clark moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark

No: 0

3. 26-0328 Communication of Audit Report for Beloit Road Senior Apartments, LLC submitted by Baker Tilly US, LLP.

Attachments: Beloit Road - Audit Results Communication

Beloit Road Senior Apartments AUD 12-31-25 FS Final

Mr. Schloss presented the annual audit report for Beloit Road Senior apartments, conducted by Baker Tilly. This is a clean audit but highlighting ongoing operational losses due to insufficient revenue to cover debt service, with future disposition considerations to be discussed in the next item.

This matter was Discussed.

4. 26-0329 Discussion on the future of Beloit Road Senior Apartments.

Mr. Schloss detailed the upcoming exit of the tax credit investor from Beloit Road Senior Apartments LLC., outlining the transition to sole city ownership, financial implications, valuation, and ongoing afford-ability requirements, with input from Baker Tilly and city departments.

Wayne Clark inquired who is responsible for making sure this particular project continues to remain affordable, and was told that it is truly a community discussion. The goal originally was to preserve the property to ensure it's availability to those 62 yrs and older.

The discussion of possible tear-down was brought up, however the city no longer has painters, electrician, HVAC etc., it hits a need in the community but we need to consider the cost of delivering services for the 103 residents.

This matter was Discussed.

5. 26-0330 Resolution to amend the professional services contract with SB Friedman for up to $25,000 for real estate financial consulting and development agreement analysis.

Attachments: CDA Res. No. 1540 - S.B. Friedman (7-14-26)

CDA Res. No. 1540 - S.B. Friedman (7-14-26) signed

Ald. Weigel inquired if this was for a specific project and was advised that it was to keep them on retainer for up coming projects.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Badger, Clark

No: 0

6. 26-0331 Discussion regarding the 102nd and National Avenue corridor.

Mr. Schloss provided an update on the 102nd and National Avenue corridor, discussing occupancy rates, real estate market trends, storm water infrastructure, and ongoing construction with input from Wayne Clark and Ald. Weigel.

Further discussed in Closed Session.

This matter was Discussed in Open and Closed Session.

7. 26-0332 Update regarding the former Motor Castings redevelopment area.

Mr.Mueller updated the group on the environmental remediation and redevelopment strategy for the former Motor Castings site, detailing contamination finding, DNR review timelines, grant applications and future developer interest.

This matter was Discussed.

8. 26-0333 Discussion regarding Element 84 and Tax Incremental Finance District Number Eleven.

Mr.Mueller discussed the flood damage at Element 84, the developer's request for a city loan from TIF District 11, and the financial analysis supporting the feasibility of the loan, with group members raising questions about loan terms and TIF closure.

Further discussed in Closed Session.

This matter was Discussed in Open and Closed Session.

9. 26-0007 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. 92nd and Greenfield/TIF Twenty-one
j. Hwy. 100 Corridor
k. Beloit Road Senior Housing Complex
l. W. National Ave. Corridor
m. Motor Castings Site – 1323 S. 65 St.
n. 116th & Morgan Ave.

Mr. Mueller provided updates on several ongoing development projects, including tenant progress at 6671, stabilization at 86th and National, leasing at Union Green, and the strong rental market, with challenges noted for commercial space leasing.

At 6:30 p.m., a motion was made by Mr. Clark, seconded by Ald. Weigel to go into closed session to discuss items 5-8 on the agenda.

Following the discussion of these items in Closed Session, the committee reconvened in Open Session at 7:23 p.m.

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 7:24 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.

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