



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, September 14, 2021

6:30 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

*The meeting was called to order at 6:00 p.m.*

#### B. ROLL CALL

**Present** 4 - Mr. Wayne Clark, Mr. Donald Nehmer, Ald. Kevin Haass, and Ald. Martin J. Weigel  
**Excused** 3 - Ms. Karin M. Gale, Mr. Gerald C. Matter, and Mr. Jim Lisinski

#### Others Attending

Ald. Lajsic, Ald. Roadt  
Kail Decker, City Attorney  
Jason Kaczmarek, Finance Director/Comptroller  
Ryan Spott, 111 E Kilbourn Ave, Suite 1400, Milwaukee, WI  
Bob Monnat, Mandel Group

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [21-0312](#) May 11, 2021 & July 8, 2021 Draft Minutes

**Attachments:** [May 11, 2021 \(Draft Minutes\)](#)  
[July 8, 2021 \(Draft Minutes\)](#)

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

#### D. NEW AND PREVIOUS MATTERS

2. [21-0391](#) Resolution to approve amendment to the bylaws of the Community Development Authority of the City of West Allis to provide for an alternate member position.

**Attachments:** [CDA Res 1388 - Amendment to the Bylaws](#)  
[CDA Res 1 - Adopt the By-Laws of the CDA of the COWA](#)  
[Ordinance Creating the CDA #5655](#)  
[CDA Res 1388 - Amendment to the Bylaws 9-14-21 - signed](#)

*Patrick Schloss presented.*

**Ald. Weigel moved, seconded by Ald. Haass, that this matter was Approved., motion carried by the following vote:**

**Aye:** 3 - Mr. Clark, Ald. Haass, and Ald. Weigel

**No:** 1 - Mr. Nehmer

3. [21-0392](#) Discussion relative to the Allis Yards Development within the S. 70th St. and W. Washington St. - TIF Number Sixteen.

*This item was discussed in closed session.*

**This matter was Discussed.**

4. [21-0393](#) Resolution to approve an Amendment Number 4 between West Quarter between West Quarter West, LLC ("WQW") and West Quarter East, LLC ("WQE", and collectively with WQW, the "Developer"), and the Community Development Authority of the City of West Allis.

**Attachments:** [CDA Res 1389- Cobalt - 4th Amendment to the Development Agreement](#)  
[Fourth Amendment to Development Agreement](#)  
[WSB - Allis Yards - Development Agreement Estoppel and Waiver](#)  
[R-2019-0761 Signed Special Assessment Signed Agreement \(1-17-20\)](#)  
[Res R-2021-0577 - SIGNED](#)  
[1389-CDA- Cobalt - 4th Amendment to the Development Agreement \(9-14-21\) -signed](#)  
[Fourth Amendment to Development Agreement Allis Yards FULLY EXECUTED 9-27-21](#)

*Patrick Schloss presented.*

*Discussion ensued with questions being addressed by Patrick Schloss and Attorney Decker.*

**A motion was made by Ald. Haass, seconded by Ald. Weigel that this matter be Approved, motion carried unanimously.**

5. [21-0394](#) Discussion regarding the Mandel Group proposed Phase II of The Market development (South of National Avenue "SONA").

*Patrick Schloss presented.*

*Bob Monnat provided an update on the project and market rates.*

*Discussion ensued with questions being answered by staff.*

**This matter was Discussed on a Block Vote.**

### **Passed The Block Vote**

**A motion was made by Ald. Weigel, seconded by Ald. Haass, to approve all the actions on items 5 & 6 on a Block Vote. The motion carried unanimously.**

6. [21-0395](#) Resolution to approve an access agreement between the Authority and Mandel Group for the Phase II of The Market development (South of National Avenue "SONA").

**Attachments:** [CDA Res 1390- SONA - Mandel Phase II -Access Agreement](#)  
[CDA Res 1390- SONA - Mandel Phase II -Access Agreement \(9-14-21\) - signed](#)

**This matter was Approved on a Block Vote.**

### Passed The Block Vote

**A motion was made to approve all the actions on items 5 & 6 on a Block Vote.  
The motion carried by the following vote:**

**Aye:** 4 - Mr. Clark, Mr. Nehmer, Ald. Haass, and Ald. Weigel

**No:** 0

7. [21-0396](#) Resolution to approve an extension to the Letter of Intent Agreement with WITICO Development Corporation, for property located at 6771 W. National Ave. and potentially portions of 67\*\* W. Mitchell St. (Tax Key No. 453-0564-002 and portions of Tax Key No. 454-0251-001).

**Attachments:** [CDA Res 1391 - WITICO Dev Corp - Extension to the Letter of Intent Agreement](#)  
[Letter of Intent - Development Agreement](#)  
[WITICO - Request for Extension to Letter of Intent Agreement](#)  
[Letter of Intent - 6771 Exhibit F](#)  
[CDA Res 1391 -WITICO Dev Corp - Extension to the Letter of Intent Agreement 9-14-21 - signed](#)

*Patrick Schloss presented with additional details being provided by Shaun Mueller.*

*Discussion ensued with questions being answered by staff.*

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

8. [21-0397](#) Discussion regarding development area around 65th and Greenfield Avenue.

**This matter was Discussed.**

9. [21-0398](#) Discussion regarding redevelopment of 92nd and Greenfield Avenue.

**This matter was Discussed.**

10. [21-0399](#) 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:** [CDA Res 1392- Amended Contract - SB Friedman - Consulting Services](#)  
[SB Friedman - Scope of Services 8-11-21](#)  
[CDA Res 1392- Amended Contract - SB Friedman - Consulting Services -signed](#)

*Patrick Schloss presented.*

*Discussion ensued with questions being answered by staff.*

**A motion was made by Ald. Weigel, seconded by Ald. Haass that this matter be Approved, motion carried unanimously.**

- 11. [21-0400](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Forgivable Loan for the property at 8121 W. National Avenue – Flour Girl & Flame, LLC.

**Attachments:** [CDA Res 1393 - Nat'l Ave - Forgivable Loan - Flour Girl & Flame, LLC Forgivable Loan Agreement - 8121 W National Ave](#)  
[CDA Res 1393 -Nat'l Ave - Forgivable Loan - Flour Girl & Flame, LLC \(9-14-21\) signed](#)  
[Forgivable Loan Agreement - 8121 W National Ave \(10-22-21\) FULLY EXECUTED](#)

*Patrick Schloss presented with additional information being provided by Shaun Mueller.*

*Discussion ensued with questions being answered by staff.*

**A motion was made by Ald. Haass, seconded by Ald. Weigel that this matter be Approved, motion carried unanimously.**

- 12. [21-0402](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Forgivable Loan 9242 W. National Avenue – National Properties LLC.

**Attachments:** [CDA Res 1394 - Nat'l Ave - Forgivable Loan - 9242 W National Ave - National Properties, LLC Forgivable Loan Agreement - 9242 W National Ave](#)  
[CDA Res 1394 - Nat'l Ave Commercial Corridor Code Compliance Forgivable Loan - 9242 W National Ave - National Properties, LLC \(9-14-21\) signed](#)  
[Forgivable Loan Agreement - 9242 W National Ave \(9-14-21\) Fully Executed](#)

*Shaun Mueller presented.*

*Discussion ensued with questions being answered by staff.*

*The Resolution was amended, per staff recommendation to an amount of \$8,500. A motion was made by Ald. Weigel and seconded by Ald. Haass, to amend the Resolution.*

**A motion was made by Ald. Haass, seconded by Ald. Weigel that this matter be Approved as Amended, motion carried unanimously.**

13. [21-0401](#) 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. 6610 W. Greenfield Ave.
  - j. Motor Castings Site – 1323 S. 65 St.
  - l. 116th & Morgan Ave.

**This matter was Discussed.**

*At 7:27 p.m., a motion was made by Ald Haass, seconded by Ald. Weigel to go into closed session to discuss items, 3,4,5,7,8 and 9 on the agenda.*

*Following the discussion of these items in closed session, the committee reconvened in open session at 8:30 p.m.*

## E. ADJOURNMENT

*There being no further business to come before the Authority a motion was made by Ald. Haas, seconded by Ald. Weigel to adjourn at 8:32 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.