



City of West Allis

Meeting Minutes

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Jim Lisinski
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Tuesday, May 10, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, and Mr. Gerald C. Matter
Excused 1 - Mr. Jim Lisinski

Others Attending

Ald. Lajsic, Jason Kaczmarek, Finance Director/Comptroller

Staff

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

C. APPROVAL OF MINUTES

1. [22-0253](#) April 12, 2022

Attachments: [April 12, 2022 \(draft minutes\)](#)

Ald. Weigel moved to approve this matter, Mr. Nehmer seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [22-0259](#) Resolution to approve Amendment #3 to the Staging and Grading Temporary Easement Agreement between the Community Development Authority of the City of West Allis and Mandel Development, Inc. Group for the Phase II of The Market development (South of National Avenue "SONA")

Attachments: [CDA RES 1423 -Amendment #3 to Mandel Phase II -Access Agrmnt \(5-10-22\)](#)
[Amendment #3 Staging and Grading Temporary Easement Agrmnt - \(5-10-22\)](#)
[CDA RES 1423- Amendment #3 to Mandel Phase II -Access Agrmnt \(5-10-22\) - As Amended](#)

Discussion and action taken during open session.

Patrick Schloss presented a staff overview and outlined meetings held with FIRE and Valentine Coffee.

Mr. Monnat presented a status summary and explained his request for extension and indicated many items are taking place, with spending on plans and specs. This is a small project with a complicated Phase 1, and an accelerated Phase II. SONA is working with the Building & Neighborhood Services Dept. on early occupancy as outlined in the letter of intent.

With a questionable construction start date, there is the likelihood that Mr. Monnat will be back to request latitude as granted in the previous phase.

Wayne Clark inquired on who was responsible for paying back the EPA loan, and received confirmation that the developer repays the loan.

Karen Gale questioned and received confirmation that a June 15th date was sufficient and acceptable.

Don Nehmer requested further clarification as to what was being requested/changed by the committee with this Resolution.

Patrick Schloss stated the easement and staging soil agreement are part of the purchase and sale documents and the land is currently owned by the CDA. This allows continued access to the land.

The committee agreed to leave the July 1, 2022 date in the Resolution and to amend the resolution to add an item #4 - By this action the CDA can extend the staging and grading temporary agreement to July 1, 2022.

An original motion to approve was made by Ald. Weigel, seconded by Mr. Clark. Following additional discussion the Resolution was approved as amended and noted below.

Ald. Weigel moved to approve this matter as amended, Mr. Clark seconded, motion carried.

3. [22-0260](#)

Resolution to approve an extension of time for the Letter of Intent between the Community Development Authority and Baum Revision, LLC. for the property located at 6771 W. National Avenue 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 1422 - Baum Revision, LLC - Extension of LOI \(5-10-22\)](#)
[6771 W Mitchell - LOI Extension](#)
[Signed - LOI Extension 6771 W National Ave.](#)
[CDA RES 1422 - Baum Revision LLC - Extension of LOI \(5-10-22\) - As Amended](#)

Shaun Mueller provided an updated on the Letter of Intent from Baum Revision, LLC, and their request for an additional 90 days, along with the actions taken to date and explained that the original 60 days was never meant to be a firm date, but more of a date to bring the item back for discussion.

Wayne Clark questioned the topic of sewer failure and who would be the responsible person to issue payments.

Patrick Schloss explained their are multiple payment sources going into the project cost and the funds would come out of the joint pool of funds.

Don Nehmer inquired on whether the resolution should be edited to reflect these items.

Ald. Weigel questioned if potential tenants and users would face conflicts with Makers Row, and received confirmation that there will be different user types at both locations.

An original motion was made by Mr. Nehmer, seconded by Ald. Weigel. Following additional discussion the Resolution was approved as amended and noted below.

Ald. Mr. Nehmer moved to approve this matter, Ald. Ald. Weigel seconded, motion carried, motion carried.

4. [22-0261](#) Discussion on proposed Urban Pioneer Condo development for 81st and National

Discussed in closed session.

5. [22-0262](#) Discussion regarding redevelopment efforts of 6400 Block of W. Greenfield Avenue

Discussed in closed session.

6. [22-0263](#) Discussion regarding status and financing of Makers Row development

Discussed in closed session.

7. [22-0264](#) 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.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Haass to adjourn at 6:59 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.