



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. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Tuesday, September 13, 2022

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

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

Others Attending

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

C. APPROVAL OF MINUTES

1. [22-0481](#) July 13, 2022

Attachments: [July 13, 2022 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [22-0509](#) Resolution to consider a Termination of Land Use Restriction Agreement between Community Development Authority and Veterans Park LLC for the property at 1441 S. 68 St.

Attachments: [Termination of Land Use Restriction Agreement \(B1253925xBE35E\)](#)
[CDA Res 1426 - Termination of Land Use - 1441 S 68 St \(9-13-22\)](#)
[CDA Res 1426 - Termination of Land Use - 1441 S 68 St \(9-13-22\) - Resolution signed](#)

Mr. Schloss presented an overview of this project.

Discussion ensued with questions being answered by staff.

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

3. [22-0510](#) Resolution to establish the 2023 Payment Standard for the Housing Choice Voucher Program

Attachments: [CDA Res 1425 - 2023 Payment Standard - Voucher Program \(9-13-22\)](#)
[Market Area Setup](#)

[CDA Res 1425 - 2023 Payment Standard - Voucher Program \(9-13-22\)- signed](#)

Mr. Schloss presented. Mr. Nehmer stated the Milwaukee Business Journal recently published a 14% increase in the City of Milwaukee.

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

4. [22-0511](#)

Discussion on 116th and Morgan

Mr. Schloss provided an overview of this project.

This matter was Discussed.

5. [22-0512](#)

Discussion on Makers Row Redevelopment within the SONA properties of the Six Point Farmers Market Redevelopment Area

Discussed in closed session.

This matter was Discussed.

6. [22-0513](#)

Discussion regarding redevelopment efforts at the 6400 block of W. Greenfield Ave.

This item was discussed in closed session.

This matter was Discussed.

7. [22-0514](#)

Discussion on 6771 W. National Avenue

Mr. Mueller provided an update on the status of this project.

This matter was Discussed.

8. [22-0515](#)

Discussion on 84th and Greenfield Avenue

This item was discussed in closed session.

This matter was Discussed.

9. [22-0516](#)

Discussion on 404 S. 116th St.

This item was discussed in closed session.

This matter was Discussed.

10. [22-0517](#)

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.
- k. 92nd St. and Greenfield Ave.

Mr. Schloss presented updated on items d, g, h and k.

Additional discussion in closed session.

This matter was Discussed.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Clark, seconded by Ald. Weigel to adjourn at 6:50 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.