



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, May 11, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0187](#) April 13, 2021

Attachments: [April 13, 2021 \(Draft Minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [21-0203](#) Resolution to approve an amendment to the West Allis Brewing Property LLC Development Agreement.

Attachments: [CDA Res 1382-Amendment to Development Agreement - West Allis Brewing](#)

3. [21-0204](#) 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 1383-Amended Contract - SB Friedman - Consulting Services](#)
[SB Friedman - Scope of Services 5-11-21](#)

4. [21-0205](#) Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 6749 W. National Ave., which is located within the 68th & Mitchell St. Redevelopment Area (TID #14), in an amount not to exceed \$16,000.

Attachments: [CDA Res 1384-Ramboll - ESA Change Order Phase I & II - 6749 W National](#)
[Change Order - 6749-51 W National - 5-6-21](#)

5. [21-0206](#) Resolution to authorize the acquisition of 1606 S. 59th Street for the construction of an affordable single family house funded with federal HOME funds.

Attachments: [CDA Res 1385-CDA Acquisition - 1606 S 59 St - HOME funds](#)
[Memo to Common Council RE: 1606 S 59](#)

6. [21-0207](#) Discussion relative to the Allis Yards Development within the S. 70th St. and W. Washington St. - TIF Number Sixteen.

7. [21-0208](#) Discussion regarding the Mandel Group proposed Phase II of The Market development (South of National Avenue “SONA”)
8. [21-0202](#) Discussion relative to an amendment to the Development Agreement between the City of West Allis and Lincoln Hospitality Group, LLC, regarding the Lincoln West Corridor Development Project, Holiday Inn Express Hotel, (TIF #17).
9. [21-0209](#) 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.
 - k. Housing Market Study
 - l. 116th & Morgan Ave.

For agenda items 5, 6, 7, and 8, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

E. ADJOURNMENT



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.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.