



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, February 10, 2026

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. [26-0035](#) January 13, 2026

Attachments: [January 13, 2026 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0081](#) Resolution to approve the dissolution of Tax Incremental District Number Six (Lime Pit - S. 67 Pl. & W. Becher St.) of the City of West Allis.

Attachments: [CDA Res. No. 1526 - Dissolution of TIF 6 \(Lime Pit \(S. 67 Pl. & W. Becher St.\) \(2-10-26\)](#)

3. [26-0082](#) Resolution to approve the dissolution of Tax Incremental District Number Thirteen (Home Juice - 1501 S. 113 St.) of the City of West Allis.

Attachments: [CDA Res. No. 1527 - Dissolution of TIF 13 \(Home Juice - 1501 S. 113 St.\) \(2-10-26\)](#)

4. [26-0083](#) Resolution to approve the dissolution of Tax Incremental District Number Ten (Former Yellow Freight Truck Terminal) of the City of West Allis.

Attachments: [CDA Res. No. 1528 - Dissolution of TIF 10 \(Yellow Freight\) \(2-10-26\)](#)

5. [26-0084](#) Discussion regarding Tax Increment District Number Seven Project Plan Expenditures.

6. [26-0085](#) Resolution approving the Tax Increment District Number Seven (Summit Place) of the City of West Allis Affordable Housing Extension.

Attachments: [CDA Res. No. 1529 - TID # 7 Affordable Housing Extension \(2-10-26\)](#)

7. [26-0086](#) Resolution to approve the dissolution of Tax Incremental District Number Seven (Summit Place) of the City of West Allis.

Attachments: [CDA Res. No. 1530 - Dissolution of TIF 7 \(Summit Place\) \(2-10-26\)](#)

8. [26-0087](#) Discussion on the acquisition of the former Motor Castings Company site.

9. [26-0088](#) Resolution to approve the Third Amendment to Real Estate Purchase agreement with Seth E. Dizard Esq. for the acquisition of the former Motor Castings Company site.
- Attachments:** [CDA Res. No. 1531- Motor Castings - Third Amendment \(2-10-26\)](#)
[Third Amendment to Real Estate Purchase Agreement \(2-10-26\)](#)
10. [26-0089](#) Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Americas Engineering Solutions, Inc., for providing environmental services and site oversight for the former Motor Castings properties in an amount not to exceed \$750,000, funded thru Tax Increment Finance District #7 and US EPA Brownfield Site Assessment Grant Funds.
- Attachments:** [CDA Res. No. 1532 - Ramboll Environ - Environ. Services - Motor Castings \\$75](#)
11. [26-0090](#) Resolution to consider authorizing and directing the Executive Director to enter into a contract amendment with Foley & Lardner for legal counsel services not to exceed \$90,000, to assist with redevelopment, real estate and remediation of the former Motor Castings Company sites, to be funded thru Tax Increment District #7 and US EPA Brownfield Site Assessment Grant Funds.
- Attachments:** [CDA Res. No. 1533 - Foley - \\$90,000 Legal Services to assist with Brownfield F](#)
[Foley - Proposed Budget for Legal Fees 2.6.26](#)
12. [26-0091](#) Resolution to approve a professional services contract with Concord Group for construction cost review of the 3LP West Allis LLC for the development of The Revv at 8530 W. National Ave.
- Attachments:** [CDA Res. No. 1534 - Concord Group - 3LP West Allis LLC \(2-10-26\)](#)
13. [26-0092](#) Discussion on the status of the Makers Row Development and SONA II.
14. [26-0093](#) Discussion regarding 6771 W. National Ave.
15. [26-0094](#) Discussion on the Allis Yards Development.

16. [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. Hwy. 100 Corridor
 - j. Beloit Road Senior Housing Complex
 - k. W. National Ave. Corridor
 - l. Motor Castings Site – 1323 S. 65 St.
 - m. 116th & Morgan Ave.

For agenda items 5, 8, 11, 12, 13, 14 and 15, 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.

NOTICE IS HEREBY GIVEN that a possible quorum of the City of West Allis Common Council may gather for the purpose of attending the Community Development Authority Meeting of Tuesday, February 10, 2026, at 6:00 p.m. at City Hall in Room 128. This is not intended to be a formal meeting of the Common Council. The Common Council will not take any formal action at this event.

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.