



City of West Allis

Meeting Agenda

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, April 25, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

SPECIAL MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [23-0293](#) March 20, 2023

Attachments: [March 20, 2023 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0300](#) Annual election of Chairperson and Vice-Chairperson.
3. [23-0304](#) Discussion regarding the proposed redevelopment by Three Leaf Partners of the property at 8530-56 W. National Ave.
4. [23-0302](#) Resolution authorizing the Executive Director to prepare a plan for the creation of the Tax Increment District No. 19 - S. 85th St. and W. National Avenue Plan.

Attachments: [CDA Res No. 1450 - Creation of TIF 19 \(4-25-23\)](#)

5. [23-0305](#) Resolution approving a professional services contract with Ehlers and Associates, Inc. for the preparation of plan for Tax Increment District Number 19 for the area of 85th and National Ave.

Attachments: [Timetable 4.19.23 \(dates will change\)](#)

[Ehler's Scope of Service](#)

[CDA Res No - 1451 Professional Services - Ehlers & Assoc TIF 19](#)

6. [23-0298](#) Resolution approving the Scope of Services for Ramboll Environmental to provide quarterly reporting assistance for the US EPA Brownfield Site Assessment Grant.
- Attachments:** [CDA Res. No - 1449-Ramboll Quarterly Reporting Services \(4-25-23\)](#)
[Ramboll Scope of Service - West Allis-Assess Grant Management Svcs](#)
7. [23-0299](#) Resolution to approve a revised Letter of Intent Agreement with Baum Revision, LLC., for property located at 6771 W. National Ave. and 67** W. Mitchell St. (Tax Key No. 453-0564-003 and Tax Key No. 454-0251-004)
- Attachments:** [CDA Res No. 1448 - 6771 Baum Revision Letter of Intent \(4-25-23\)](#)
8. [23-0306](#) Discussion regarding 84th and Greenfield Avenue Redevelopment – Element 84.
9. [23-0307](#) Discussion relative to SONA Development within Tax Increment District Number 15.
10. [23-0308](#) Discussion on the redevelopment of 92nd and Greenfield Avenue (Former St. Aloysius Church and School)
11. [23-0301](#) Communication of Audit Report for Beloit Road Senior Apartments, LLC submitted by Baker Tilly US, LLP.
- Attachments:** [Beloit Road - Audit Results](#)
[Beloit Road Senior Apartments AUDIT Final \(2022\)](#)
12. [23-0309](#) 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. - Former St. Aloysius

For agenda items, 3,7,8,9,10, 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.