



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, March 10, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 22 AND REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [26-0120](#) February 10, 2026

Attachments: [February 10, 2026 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0121](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 22, (66th and Mitchell St.) the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Legal Notice](#)

[Afficavit of Publication \(2-18-26 & 2-25-26\)](#)

[DRAFT West Allis TID 22 Project Plan 03.05.26](#)

3. [26-0125](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 22 (66th and Mitchell St.).

Attachments: [CDA Res. No. 1535 - Establishing the Boundaries & Approving Prj Plan -TID 22](#)

4. [26-0126](#) 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 \(3-10-26\)](#)

[Concord Group -West Allis REVV Apartments_TID Audit_20260219_Final](#)

5. [26-0127](#) Resolution to approve renewal of lease for temporary pickleball courts located on CDA owned property at 67** W. Mitchell St. by the Southeast Wisconsin Association of Pickleball (SWAP).

Attachments: [CDA Res. No. 1536 - Lease resolution 3.10.26](#)

[Pickleball Agreement 2026](#)

6. [26-0128](#) Discussion on the status of the Makers Row Development and SONA II.
7. [26-0129](#) Discussion regarding 6771 W. National Ave.
8. [26-0130](#) Discussion on 1323 S. 65th St. (former Motor Castings)
9. [26-0131](#) Discussion on W. Allis Chalmers Drive Connection and area.
10. [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 6,7,8, and 9, 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, March 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.



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, February 10, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Gerald C. Matter, Michael Suter, Danna Kuehn, Martin J. Weigel, Thomas Medley, Wayne Clark
Excused 1 - Richard Badger

Staff

Ald. Haass
Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Project Manager
Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [26-0035](#) January 13, 2026

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

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

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

Patrick Schloss presented.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

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

Patrick Schloss presented.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

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

Patrick Schloss presented.

Clark moved to approve this matter, Ald. Kuehn seconded, motion carried.

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

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

Patrick Schloss presented.

Wayne Clark questioned the Whitnall Summit Property potential expenditure.

This item was Discussed in both Open and Closed Session.

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

Patrick Schloss presented.

Ald. Weigel advised using the flexibility allowed by law.

Ald. Kuehn said "yes" to Affordable Housing Fund.

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

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

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 \(Summit Place\) \(2-10-26\)](#)
[CDA Res. No. 1530 - Dissolution of TIF 7 \(Summit Place\) \(2-10-26 signed\)](#)
- Patrick Schloss presented.*
- Ald Kuehn moved to approve this matter, Ald. Weigel seconded, motion carried.**
- Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark
- No:** 0
8. [26-0087](#) Discussion on the acquisition of the former Motor Castings Company site.
- This item was Discussed in both Open and Closed Session.**
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 \(2-10-26\)](#)
[CDA Res. No. 1531 - Motor Castings - Third Amendment \(2-10-26 signed\)](#)
- Patrick Schloss presented.*
- Clark moved to approve this matter, Ald. Weigel seconded, motion carried.**
- Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark
- No:** 0
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 \\$750,000 \(2-10-26\)](#)
[REH Proposal-Pre RA WA CDA-Motor Castings 02 06 2026](#)
[CDA Res. No. 1532 - Ramboll Environ - Environ. Services - Motor Castings \\$750,00 \(2-10-26\) signed](#)
[Ramboll - Fully Executed \(2-17-26\)](#)
- Clark moved to approve this matter, Ald. Kuehn] seconded, motion carried.**
- Aye:** 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark
- No:** 0

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 Redevelopment \(2-10-26\) signed](#)
[CDA Res. No. 1533 - Foley - \\$90,000 Legal Services to assist with Brownfield Redevelopment \(2-10-26\)](#)
[Foley - Proposed Budget for Legal Fees 2.6.26](#)
[Foley & Lardner LLP Amended Work Order - Fully Executed \(2-17-26\)](#)

Patrick Schloss presented.

Wayne Clark questioned and received clarification that the legal firm is also reviewed by our City Atty.

Ald.Kuehn asked if staff will keep coming back for more money or if this is the top amount to get us to a development agreement, and was advised that staff feels this is the most that will be needed.

Clark moved to approve this matter, Ald. Kuehn seconded, motion carried.

This item was Discussed in both Open and Closed Session.

Aye: 6 - Matter, Suter, Kuehn, Weigel, Medley, Clark

No: 0

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 \(2-10-26\)](#)

This matter was Held.

13. [26-0092](#) Discussion on the status of the Makers Row Development and SONA II.

Shaun Mueller & Patrick Schloss presented.

This item was Discussed in both Open and Closed Session.

14. [26-0093](#) Discussion regarding 6771 W. National Ave.

Shaun Mueller presented.

This item was Discussed in both Open and Closed Session.

15. [26-0094](#) Discussion on the Allis Yards Development.

This matter was Discussed in Closed Session.

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.

At 6:48 p.m., a motion was made by Wayne Clark, seconded by Ald. Weigel to go into closed session to discuss items 5, 8, 11, 12, 13 14 and 15 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 7:01 p.m

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Kuehn, seconded by Ald. Weigel to adjourn at 7:02 p.m.



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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

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professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Ave.

By Order of the City of West Allis, Wisconsin

Published February 18, 2026 & February 25, 2026

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF WEST ALLIS, WISCONSIN**

4136432/2-18-25

5. A claim may be filed at the Milwaukee County Courthouse, 901 N. 9th St, Milwaukee, Wisconsin, Room 207.

DATE SIGNED: January 29, 2026

Electronically signed by Robert B. Rondini Probate Registrar

William D. Block SBN: 1079319 2505 North 124th Street, Suite 106 Brookfield, WI 53005 (414) 930-4478

4132612/2-4-11-18

Notice to Creditors (Informal Administration)

Case No. 2026PR000181 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF Patricia A. Wojciechowski Decedent

PLEASE TAKE NOTICE:

- 1. An application for informal administration was filed.
2. The decedent, with date of birth 3/28/1931 and date of death 1/7/2026, was domiciled in Milwaukee County, State of Wisconsin, with a mailing address of 1835 W. Kimberly Avenue, Milwaukee, WI 53221.
3. All interested persons waived notice.
4. The deadline for filing a claim against the decedent's estate is May 18, 2026.
5. A claim may be filed at the Milwaukee County Courthouse, Milwaukee, Wisconsin, Room 207.

DATE SIGNED: February 12, 2026

Electronically signed by Robert B. Rondini Probate Registrar

Stephanie S. Mares SBN: 1011828 6180 Overlook Court Greendale, WI 53129 (414) 421-7800

4136535/2-18-25/3-4

Notice to Creditors (Informal Administration)

Case No. 2026PR000180 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF Mark R. Ziegler, Sr. Decedent

PLEASE TAKE NOTICE:

- 1. An application for informal administration was filed.
2. The decedent, with date of birth 6/30/1951 and date of death 11/13/2025, was domiciled in Milwaukee County, State of Wisconsin, with a mailing address of 4547 Maplewood Drive, Milwaukee, WI 53220.
3. All interested persons waived notice.
4. The deadline for filing a claim against the decedent's estate is May 18, 2026.
5. A claim may be filed at the Milwaukee County Courthouse, Milwaukee, Wisconsin, Room 207.

DATE SIGNED: February 12, 2026

Electronically signed by Whitney H. DeVoe Deputy Register in Probate

Stephanie S. Mares SBN: 1011828 6180 Overlook Court Greendale, WI 53129 (414) 421-7800

4136531/2-18-25/3-4

Order Setting Time to Hear Petition for Administration and Deadline for Filing Claims (Formal Administration)

Case No. 25PR1007 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF Mary A. Thompson A Petition for Formal Administration was filed.

THE COURT FINDS:

The decedent, with date of birth April 21, 1935 and date of death December 19, 2024 was domiciled in Milwaukee County, State of Wisconsin, with a mailing address of 3906 N. William Finalyson Ave. Milwaukee WI.

THE COURT ORDERS:

- 1. The Petition be heard at the Milwaukee County Courthouse, 901 N. 9TH St. Milwaukee, Wisconsin, Room ZOOM-MEETING ID: 985-6940-6650. Passcode: 193418, before Circuit Court Judge/Circuit Court Commissioner Hemmer, on March 26, 2026 at 3:00 pm.
2. The deadline for filing a claim against the decedent's estate is MAY 15, 2026.
3. A claim may be filed at the Milwaukee County Courthouse, 901 N. 9TH St. Milwaukee, Wisconsin, Room 207.
4. Heirship will be determined at the hearing on petition for final judgment.
5. Publication of this notice is notice to any persons whose names or addresses are unknown.

BY THE COURT: DATE SIGNED: February 9, 2026

Electronically signed by Jennifer O. Hemmer Court Commissioner

Please check with person named below for exact time and date. Abraham Michelson SBN: 1054794 617 6th St. Racine WI 53403 262-638-8400

4136550/2-18-25/3-4

Amended Order Setting Time to Hear Petition for Administration and Deadline for Filing Claims (Formal Administration)

Case No. 25PR1264 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF Mary Jane Wright A Petition for Formal Administration was filed.

THE COURT FINDS:

The decedent, with date of birth December 23, 1931 and date of death November 28, 2022 was domiciled in Milwaukee County, State of Wisconsin, with a mailing address of 4358 N. 42ND St, Milwaukee wi.

THE COURT ORDERS:

- 1. The Petition be heard at the Mach 26, 2026 County Courthouse, 901 91th. St., Wisconsin, Room Zoom-Meeting ID-985-6940-6650. Passcode 193418, before Circuit Court Judge/Circuit Court Commissioner Hemmer, on 3/26/2026 at 3:15.
2. The deadline for filing a claim against the decedent's estate is MAY 15, 2026.
3. A claim may be filed at the Milwaukee County Courthouse, 901 N. 9TH St. Milwaukee, Wisconsin, Room 207.
4. Heirship will be determined at the hearing on petition for final judgment.
5. Publication of this notice is notice to any persons whose names or addresses are unknown.

BY THE COURT: DATE SIGNED: February 9, 2026

Electronically signed by Jennifer O. Hemmer Court Commissioner

Please check with person named below for exact time and date. Abraham Michelson SBN: 1054794 617 6th St. Racine WI 53403 262-638-8400

4136550/2-18-25/3-4

2. The deadline for filing a claim against the decedent's estate is May 15, 2026.

3. A claim may be filed at the Milwaukee County Courthouse, 901 9th St. Milwaukee, Wisconsin, Room 207.

4. Heirship will be determined at the hearing on petition for final judgment.

5. Publication of this notice is notice to any persons whose names or addresses are unknown.

BY THE COURT: DATE SIGNED: February 9, 2026

Electronically signed by Jennifer O. Hemmer Court Commissioner

Abraham Michelson SBN: 1054794 617 6th St. Racine WI 53403 262-638-8400

4136545/2-18-25/3-4

Notice to Creditors (Informal Administration)

Case No. 26-PR-009 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF Mario Sanchez Lopez

PLEASE TAKE NOTICE:

- 1. An application for informal administration was filed.
2. The decedent, with date of birth 03/29/1961 and date of death 07/21/2020, was domiciled in Mil-

waukee County, State of Wisconsin, with a mailing address of 5609 W. Oklahoma Ave., Milwaukee, WI 53219.

3. All interested persons waived notice.

4. The deadline for filing a claim against the decedent's estate is April 27, 2026.

5. A claim may be filed at the Milwaukee County Courthouse, 901 N. 9th St., Milwaukee, WI 53233, Wisconsin, Room 207.

DATE SIGNED: January 22, 2026

Electronically signed by Robert B. Rondini Probate Registrar

Attorney Robert E. Nailen SBN: 1011417 204 W. Tripoli Ave. Milwaukee, WI 53207 414-704-7461

4132538/2-4-11-18

Notice to Creditors (Informal Administration)

Case No. 2026PR000080 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF CANDY L. STEIN

PLEASE TAKE NOTICE:

- 1. An application for informal administration was filed.
2. The decedent, with date of birth 9/7/1950 and date of death 1/8/2026, was domiciled in Milwaukee County, State of WI, with a

mailing address of 8645 S. River-ton Rd, Oak Creek, WI 53154.

3. All interested persons waived notice.

4. The deadline for filing a claim against the decedent's estate is May 4, 2026.

5. A claim may be filed at the Milwaukee County Courthouse, 901 N. 9th St., Milwaukee, Wisconsin, Room 207.

DATE SIGNED: January 29, 2026

Electronically signed by Whitney H. DeVoe Deputy Register in Probate

Craig Salzer SBN: 1026264 1020 E. Peach Tree Ln, Oak Creek, WI 53154 414-628-7265

4132571/2-4-11-18

Notice to Creditors (Informal Administration)

Case No. 26PR84 STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY IN THE MATTER OF THE ESTATE OF Judith J. Courtney

PLEASE TAKE NOTICE:

- 1. An application for informal administration was filed.
2. The decedent, with date of birth July 11, 1946 and date of death December 21, 2025, was domiciled in Milwaukee County, State of WI, with a mailing address

Hearings and Minutes

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING CITY OF WEST ALLIS, WISCONSIN

NOTICE IS HEREBY GIVEN that the City of West Allis will hold a Joint Review Board meeting on March 10, 2026 at 3:30 PM.

The meeting will be held at the City Hall Art Gallery at the West Allis City Hall, located at 7525 W Greenfield Ave.

The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to create Tax Incremental District No. 22.

Tax Increment District #22: Boundary Map



NOTICE IS HEREBY GIVEN that the CDA of the City of West Allis will hold a public hearing on March 10, 2026 at 6:00 PM.

The meeting will be held at the West Allis City Hall, Room 128, located at 7525 W Greenfield Ave.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 22, its proposed boundaries, and its proposed Project Plan.

The District's proposed boundary is identified on the map included in this Notice.

Based on the existing condition of properties within the proposed District boundary the City expects to designate the District as a blighted area.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will

be for the purpose of eliminating or reducing blight and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within 1/2 mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the West Allis City Hall, located at 7525 W Greenfield Ave.

By Order of the City of West Allis, Wisconsin

Published February 18, 2026 & February 25, 2026

4136432/2-18-25

Other

Class A Malt & Class A Liquor License

SINGH, Jasminder, Agent TEXAS FOOD LLC 1201 W NATIONAL Av 12 7227 COUNTRY SIDE DR

Class B Fermented Malt Beverage Retailer's License

MAURICE, Jonathon V, Agent Shake Shack Wisconsin LLC 220 E Buffalo St #110 4 2562 N PROSPECT Av #10

Class B Tavern License

SANCHEZ, Joseph A, Agent ABSOLUTE SYNERGY HOSPITALITY, LLC 231 S 2ND St 12 N55 W 20938 Carter's Crossing Cir WAHHAB, Michael N, Agent Mesho LLC 125 S 84TH St 10 2814 N 81ST St

FRANCIS, Brian P, Agent GABAGOOD LLC 5025 W FOREST HOME Av 11 4380 S BURRELL St HASENSTEIN, Zachary B, Agent MWF, LLC 100-200 N HARBOR DR 4 3601 Willow Lane

STADLER, Ronald S, Agent THE VIG MILWAUKEE LLC 909 E MICHIGAN St #2nd Floor 4 2438 Pleasant Valley Rd STOEGER, Elisabeth, Agent Oscar's Pub & Grill, LLC 1712 W PIERCE St 8 6418 Washington Cir

WIEGAND, Richard A, Agent AMBASSADOR ENTERPRISE, LLC 2301 W WISCONSIN Av 4 18250 HOFFMAN AVE

Class C Wine Retailer's License

MAURICE, Jonathon V, Agent Shake Shack Wisconsin LLC 220 E Buffalo St #110 4 2562 N PROSPECT Av #10

4136601/2-18-19-20

March 10, 2026

DRAFT PROJECT PLAN

City of West Allis, Wisconsin

Tax Incremental District No. 22

SoNa Lofts Phase II



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

| | |
|---|-------------------------------|
| Organizational Joint Review Board Meeting Held: | March 10 th , 2026 |
| Public Hearing Held: | March 10 th , 2026 |
| Consideration by CDA: | March 10 th , 2026 |
| Consideration by City Council: | March 24 th , 2026 |
| Consideration by the Joint Review Board: | TBD |

TABLE OF CONTENTS

| | |
|---|----|
| Executive Summary | 3 |
| Preliminary Map of Proposed District Boundary..... | 6 |
| Map Showing Existing Uses and Conditions..... | 11 |
| Preliminary Parcel List and Analysis..... | 15 |
| Equalized Value Test..... | 16 |
| Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District | 17 |
| Map Showing Proposed Improvements and Uses..... | 21 |
| Detailed List of Estimated Project Costs..... | 25 |
| Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred..... | 27 |
| Annexed Property | 32 |
| Estimate of Property to Be Devoted to Retail Business..... | 32 |
| Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances..... | 32 |
| Statement of the Proposed Method for the Relocation of any Persons to be Displaced | 33 |
| How Creation of the Tax Incremental District Promotes the Orderly Development of the City | 33 |
| List of Estimated Non-Project Costs | 34 |
| Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)..... | 35 |
| Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions..... | 37 |

SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 22 (“District”) is a proposed blighted area district comprising approximately 2.84 acres located in the eastern part of the City generally bounded by W Lapham Street to the north, S 66th Street to the east, W Mitchell Street to the south, and the Chicago and North Western Railway railroad tracks to the west. The District will partially overlap the existing TID No. 15 which was originally created to support mixed-use redevelopment on former industrial land that had become vacant and obsolete. However, TID No. 15 will reach the end of its allowable life with the 2044 tax collection leaving insufficient time for the newly proposed project to be economically feasible. The City is subsequently requesting creation of a new district that partially overlaps TID No. 15.

The District will be created to pay the costs of development incentives for SoNa Lofts Phase II (the “Project”) to be developed by Mandel Group (“Developer”). The City will also consider funding certain public infrastructure improvements within the ½ mile surrounding the District to the extent revenues are available. In addition to the incremental property value that will be created, the City expects the Project will generate positive secondary impacts in the community such as result in the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$12.95 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$10.60 million in “pay as you go” development incentives, \$1.50 million in contingent projects (as further detailed in Section 8), and \$850,000 in costs related to the creation and administration of the District over its life.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$23.85 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table

detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 22 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered a review of the Project’s sources and uses, and cash flow proforma. The Project, without TIF assistance, appears to generate a stabilized Yield on Cost (“YOC”) of 6.0% and a 10-Year Leveraged Internal Rate of Return (“LIRR”) of 10.4%. Projects of this type typically require a YOC of 6.0%-7.0% and a LIRR of 12%-15%. The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of \$5,611,317. (Projected future value payments of \$10,599,094 over 22 years). Provision of the requested assistance would improve the Project’s return on investment to a YOC of 7.8% at stabilization and a LIRR of 15.4%. Return thresholds are based on SB Friedman’s recent review of comparable projects and industry benchmarks.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that in addition to the incremental value expected to be created, the Project will result in the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for

creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

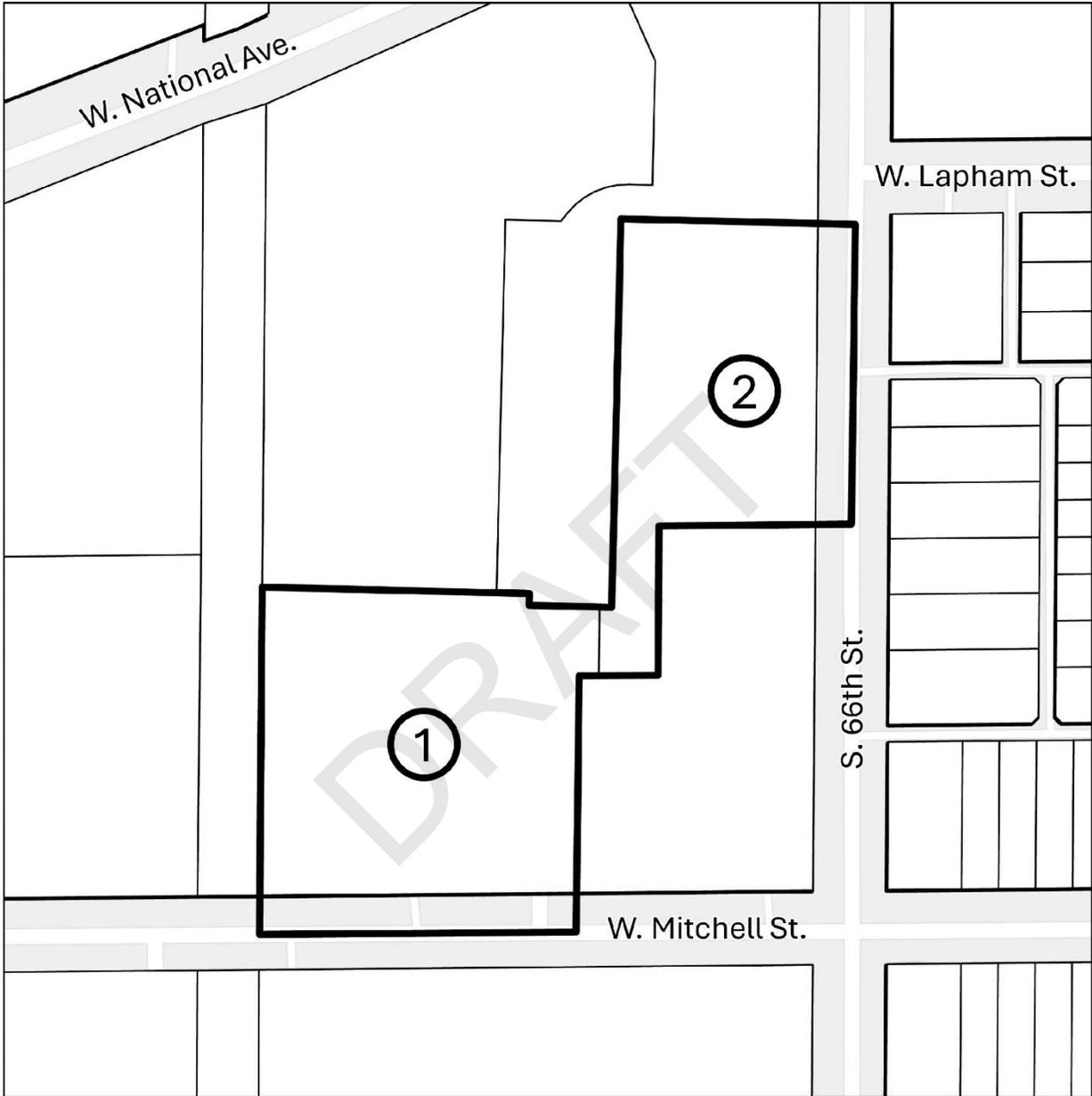
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

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City of West Allis
Tax Increment District #22: Boundary & Parcel Map



Parcel Map

- ① 6616 W. Mitchell St. (454-9006-000)
- ② 66** W. National Ave. (454-0655-000)



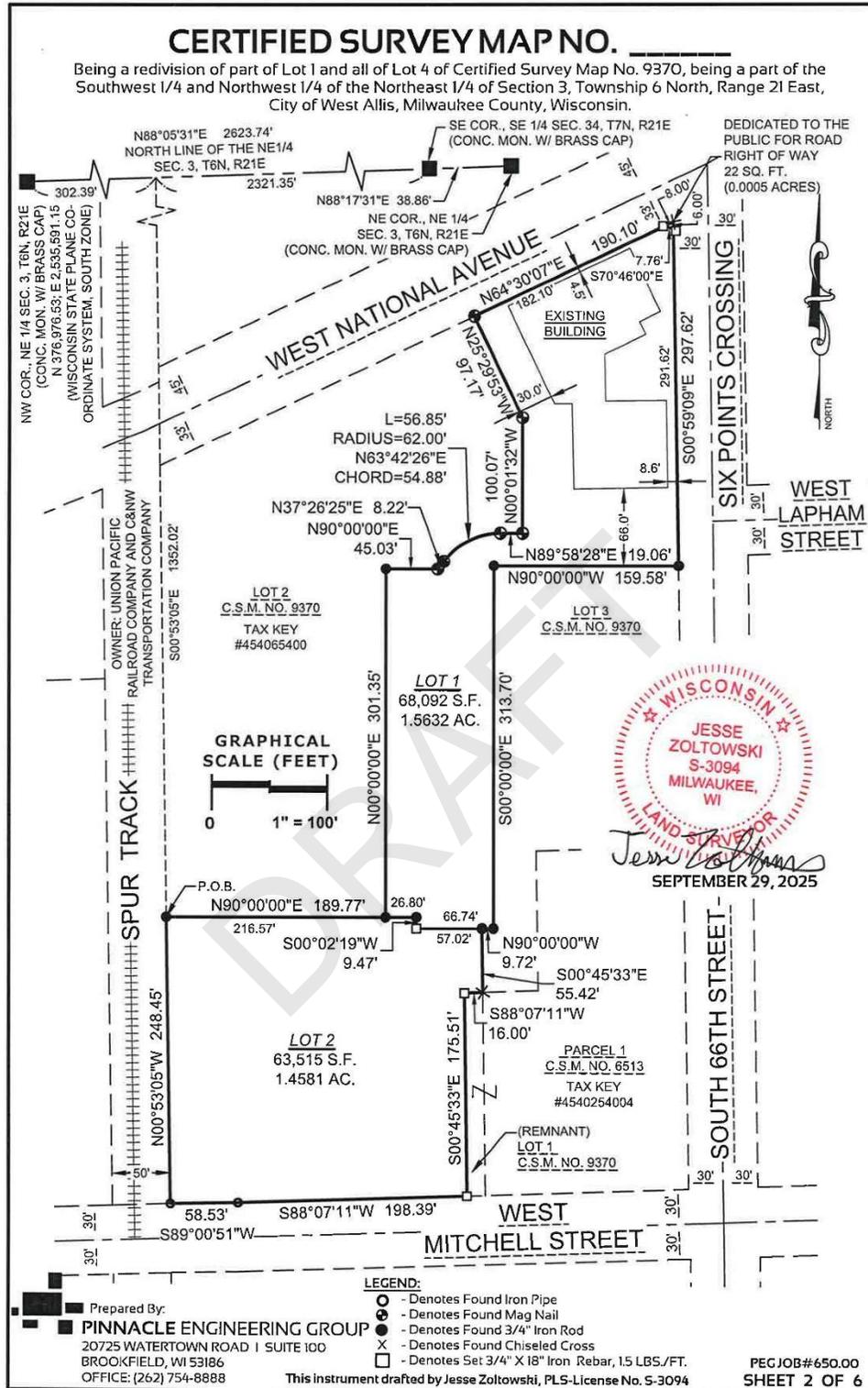
City of West Allis

TID #22 Boundary in Relationship to TID #15



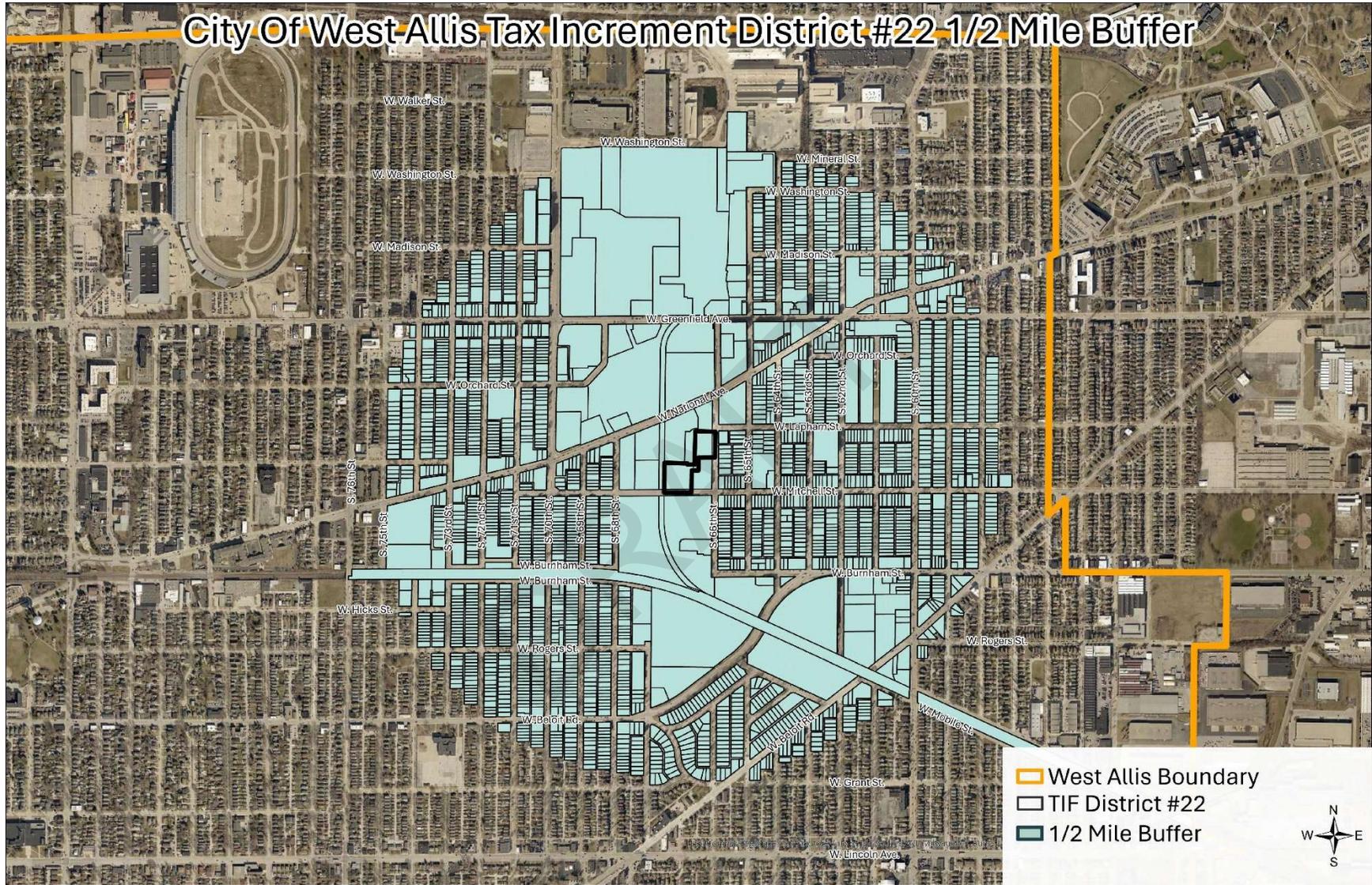
-  TIF District #22 Boundary
-  TIF District #15
-  TIF District Overlap





Note: The above Certified Survey Map was approved by the West Allis Common Council on October 21, 2025 and will be effective for January 1, 2026. The District will include Lots 2 and 3.

City Of West Allis Tax Increment District #22 1/2 Mile Buffer

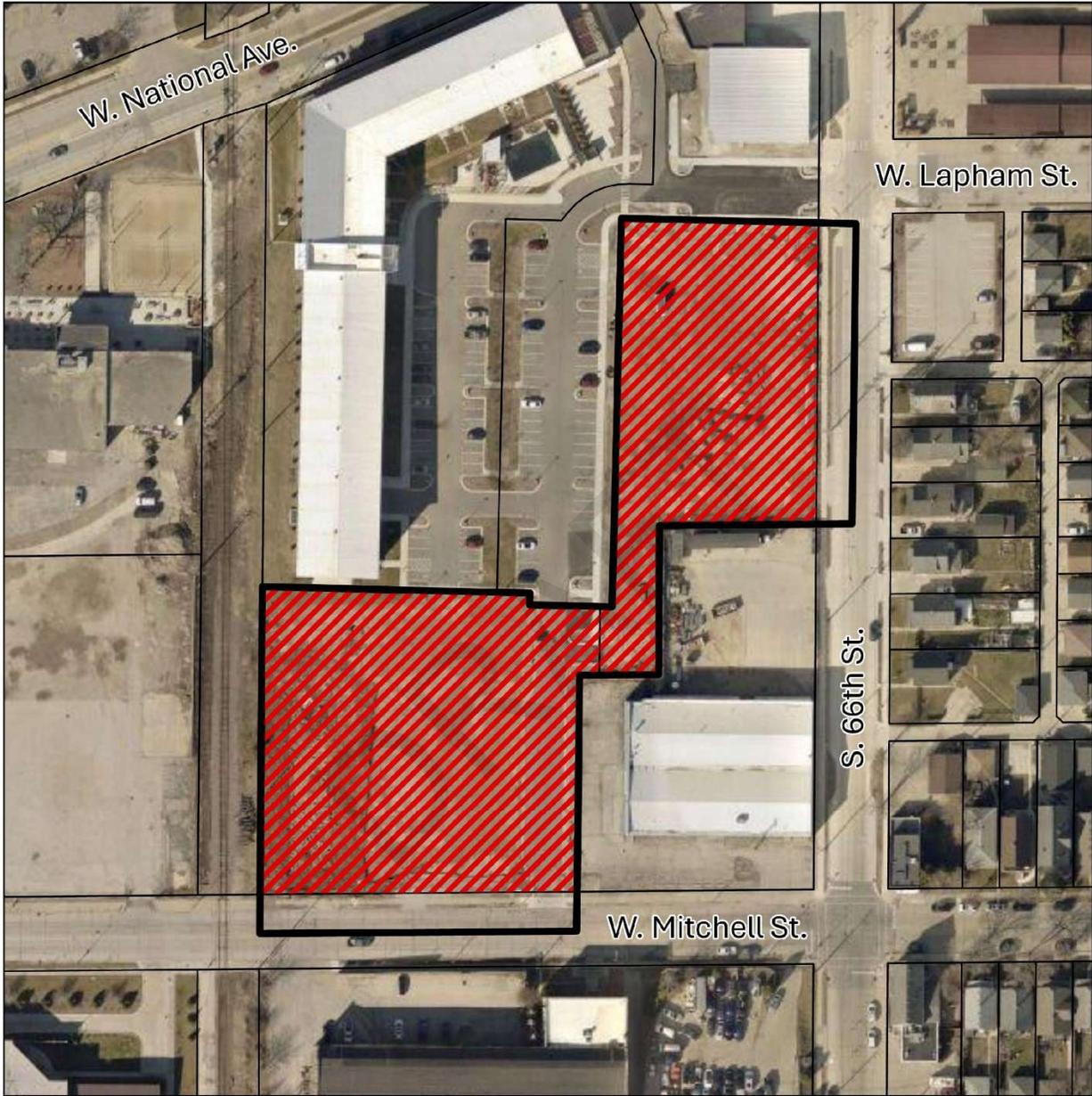


SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

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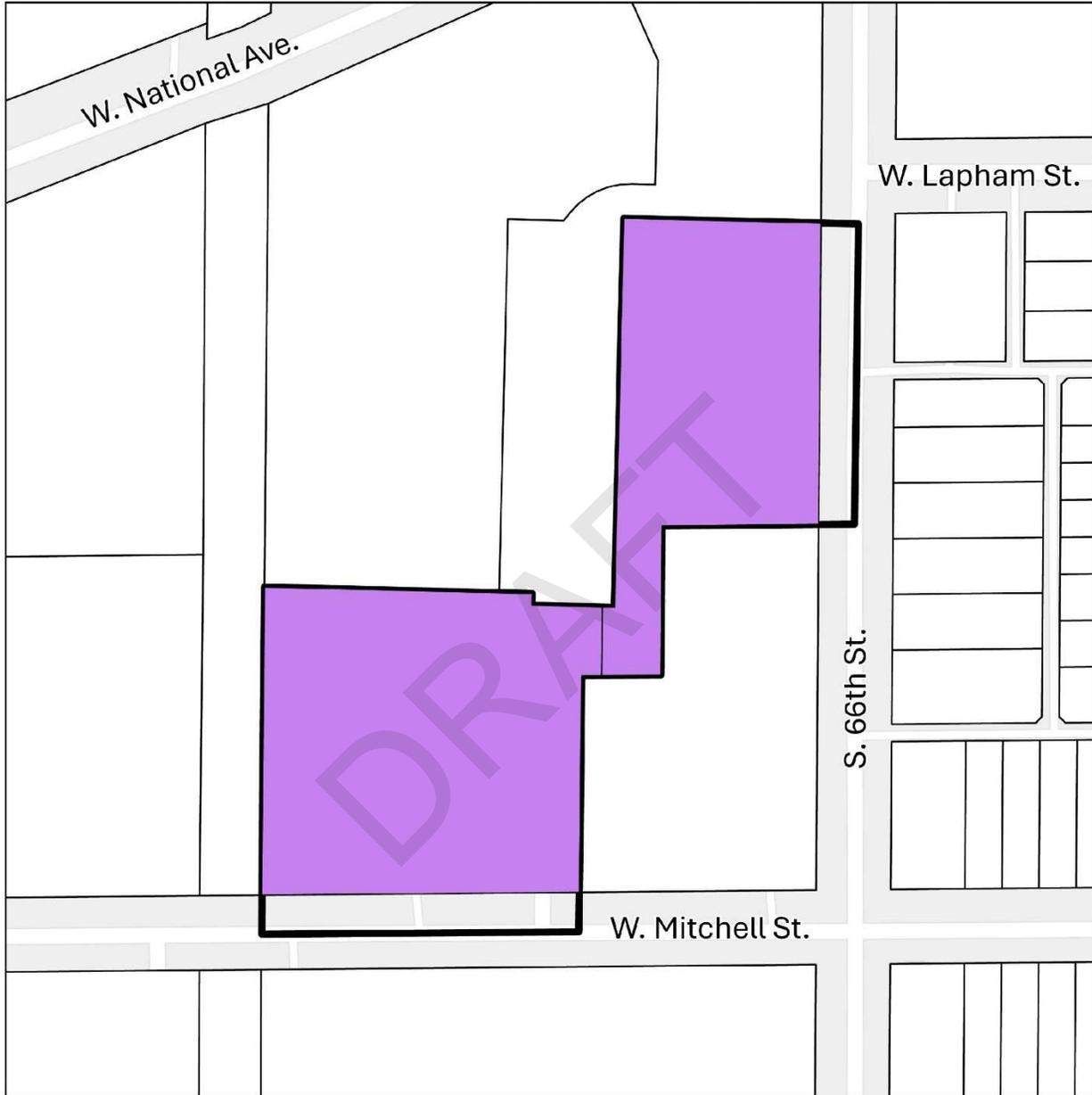
City of West Allis
Tax Increment District #22: Existing Property Conditions



□ TIF District #22
/// Blighted



City of West Allis Tax Increment District #22: Existing Land Use



□ TIF District #22
■ Industrial



City of West Allis Tax Increment District #22: Zoning



- TIF District #22
- C-3 Zoning District



SECTION 4: Preliminary Parcel List and Analysis

Parcel Data

The District will consist of the tax parcels described in the following table:

| Map Reference Number | Parcel Number | Address | Owner | Acres | Acres | Blighted Condition |
|----------------------|---------------|--------------------|----------------|-------|----------|--------------------|
| | | | | | Blighted | |
| N/A | ROW Areas | | | 0.35 | | |
| 1 | 454-9006-000 | 6616 W Mitchell St | West Allis CDA | 1.46 | 1.46 | Condition 2 |
| 2 | 454-0655-000 | 66 National Ave | West Allis CDA | 1.03 | 1.03 | Condition 2 |
| TOTALS | | | | 2.84 | 2.49 | |

Percentage of TID Area Designated as Blighted (at least 50%)

88%

Both parcels are currently in TID 15 and will be overlapped by the District. Further, both parcels are currently owned by the West Allis Community Development Authority (the “CDA”) and are exempt for property tax purposes. The CDA acquired the properties on December 3, 2014 and therefore expects the District to have a base value of \$0.

Blighted Area

The District will be designated as a blighted area. Under the definition of blighted area found at Wis. Stat. § 66.1105(2)(ae), one qualifying criteria is: “An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333 (2m) (a), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.”

Specific blighting conditions include:

- The structures located within the District were functionally obsolete and have since been demolished prior to District creation creating an area that is predominantly open.
- The obsolete platting and deterioration of site improvements substantially impairs the sound growth of the community.

In total, 88% of the territory to be included in the District is designated as blighted therefore qualifying it as a blighted area district.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. Both parcels are owned by the Community Development Authority and thereby tax-exempt. Further, both parcels are currently within Tax Incremental District No. 15.

Calculation of City Equalized Value Limit

| | |
|--|------------------|
| City TID IN Equalized Value (Jan. 1, 2025) | \$ 6,406,506,900 |
| TID Valuation Limit @ 12% of Above Value | \$ 768,780,828 |

Calculation of Value Subject to Limit

| | |
|--|-----------------------|
| Estimated Base Value of Territory to be Included in District | \$ - |
| Incremental Value of Existing Districts (Jan. 1, 2025) | \$ 355,701,300 |
| Less: Value of Underlying TID 15 Parcels | \$ - |
| Total Value Subject to 12% Valuation Limit | \$ 355,701,300 |
| Total Percentage of TID IN Equalized Value | 5.55% |
| Residual Value Capacity of TID IN Equalized Value | \$ 413,079,528 |

The equalized value of the increment of existing tax incremental districts within the City totals \$355,701,300. This value is less than the maximum of \$768,780,828 in equalized value that is permitted for the City.

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for removal of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

| Expenditure Type | Estimated Cost | Estimated Timing |
|---|-----------------------|-------------------------|
| Hank Aaron Multi-Use Trail Extension | \$600,000 | Not later than 2048 |
| Street Improvements on W National Ave | \$250,000 | Not later than 2048 |
| Housing & Other Economic Development Incentives | \$250,000 | Not later than 2048 |
| Total | \$1,100,000 | |

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

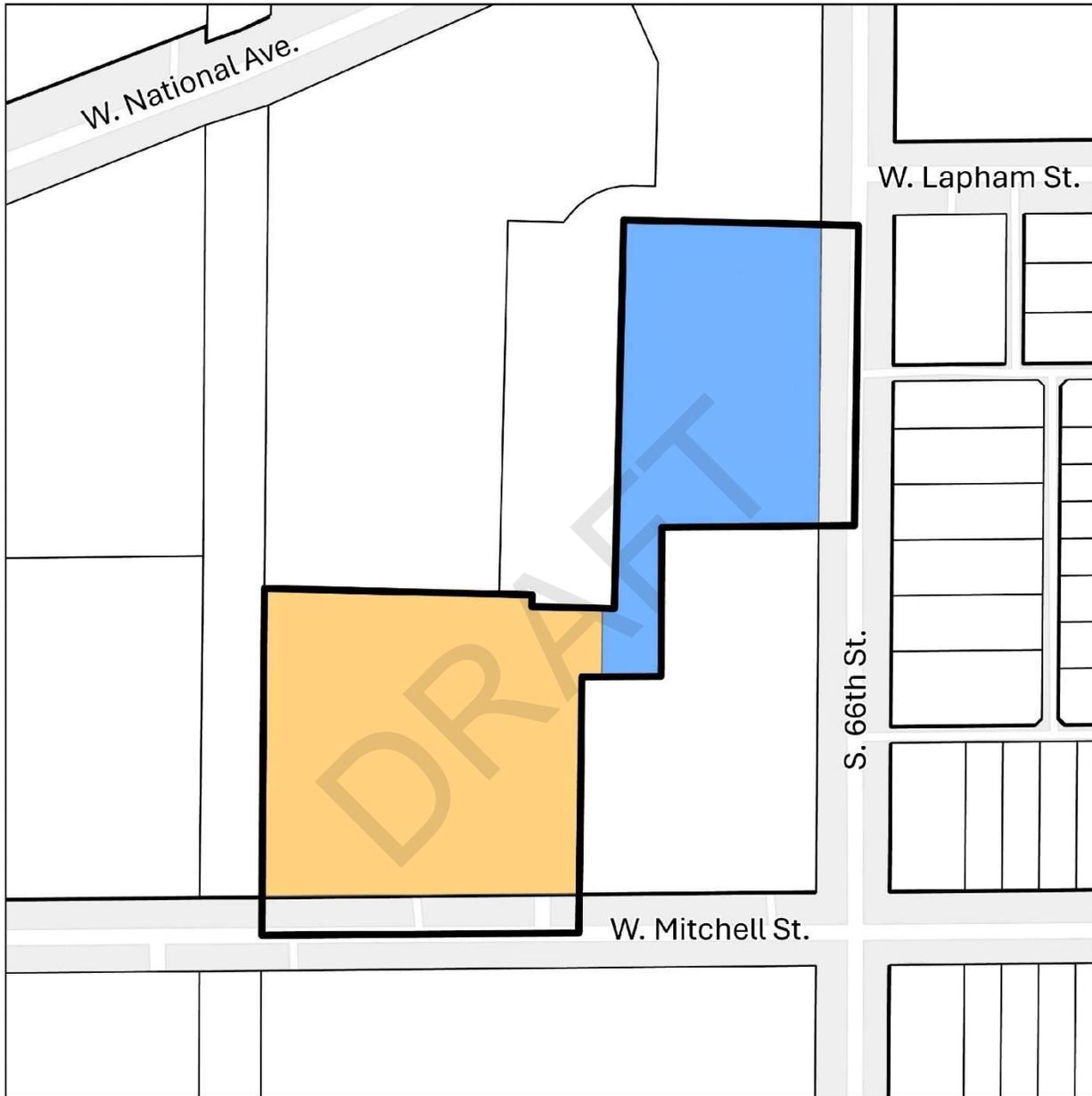
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: **Map Showing Proposed Improvements and Uses**

Map Found on Following Page.

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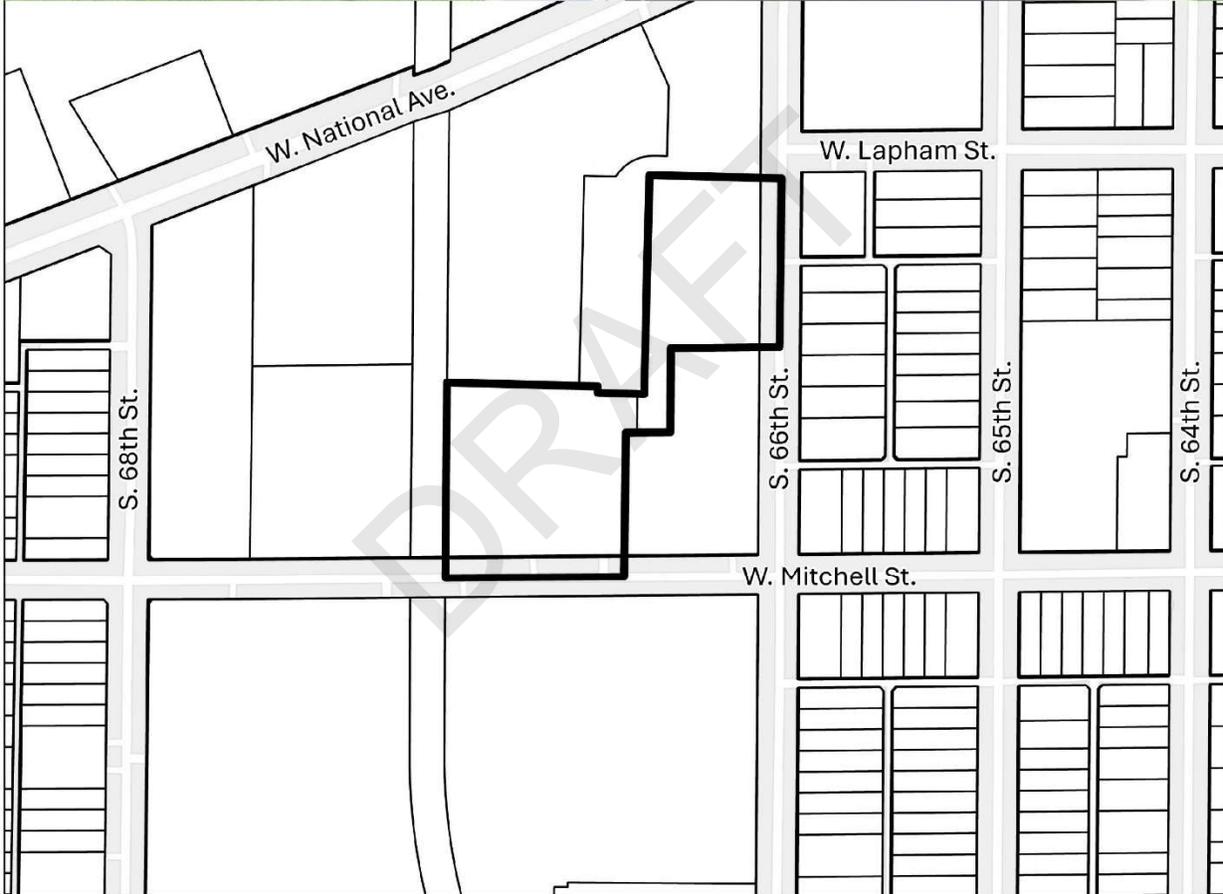
City of West Allis Tax Increment District #22: Future Land Use



- TIF District #22
- Commercial Mixed
- High Density Residential



City of West Allis Tax Increment District #22: Rendering

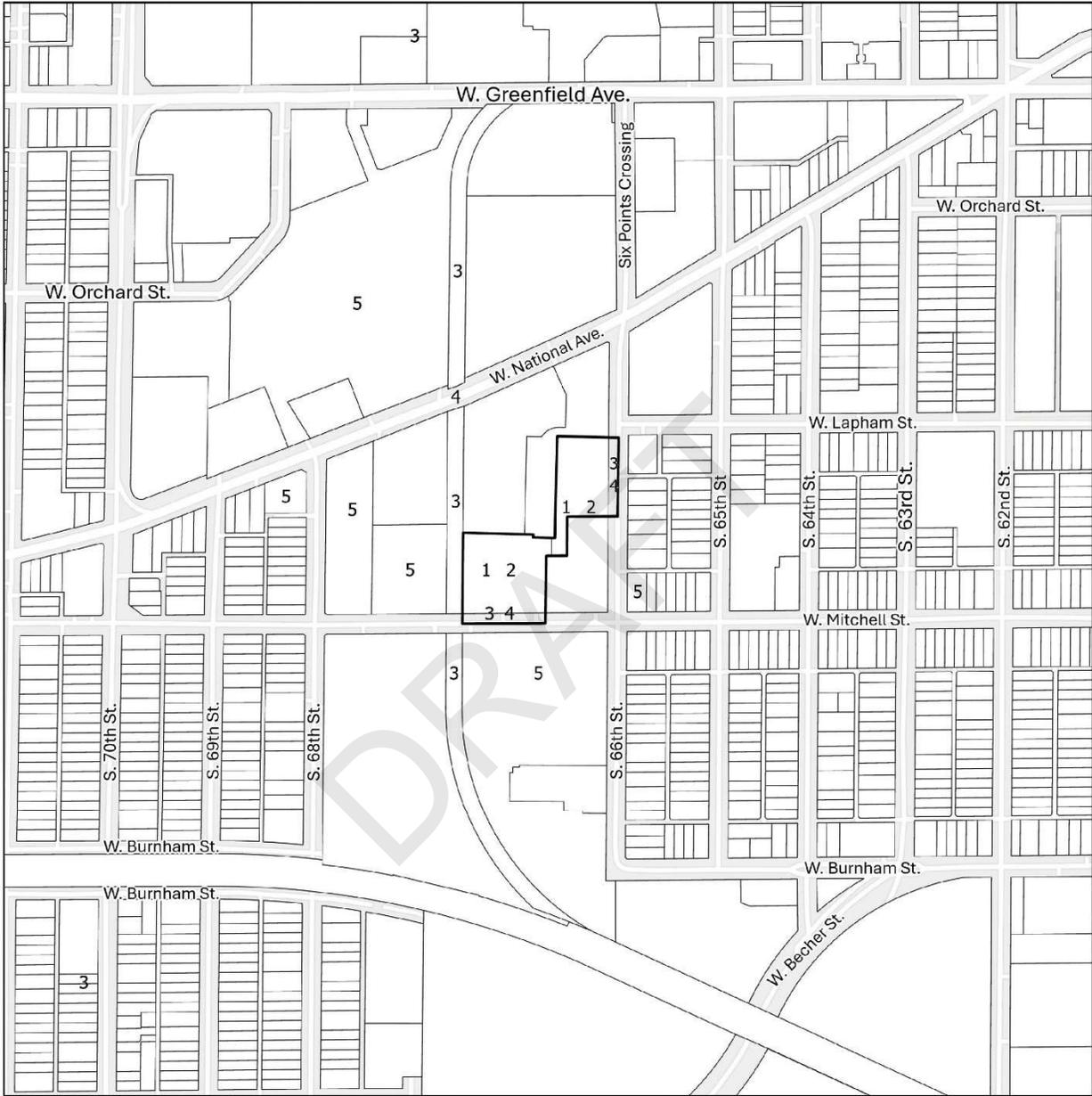


TIF District #22
 117 Units



City of West Allis

Tax Increment District #22: Improvements



TIF District #22

- 1. Development Incentives
- 2. Administration and Professional Services
- 3. Infrastructure Improvements at Public Space (i.e. art, benches, etc.)
- 4. Street Improvements (Bump outs, crosswalks, paint)
- 5. Housing & Other Economic Development Incentives or Other Project Costs



SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

DRAFT

| Project ID | Project Name/Type | Est. Cost | | | Totals | 1/2 Mile | Est. Timing |
|----------------|---|-------------------|-------------------------|----------------|-------------------|------------------|-------------|
| | | Priority | Contingent ¹ | Ongoing | | | |
| 1 | Development Incentives ² | 10,599,094 | | | 10,599,094 | | 2028-2049 |
| 2 | Administration and Professional Services | | | 848,227 | 848,227 | | 2026-2054 |
| 3 | Infrastructure Improvements at Public Spaces ³ | | 750,000 | | 750,000 | 600,000 | NLT 2048 |
| 4 | Street Improvements ⁴ | | 500,000 | | 500,000 | 250,000 | NLT 2048 |
| 5 | Housing/Other Economic Development Incentives | | 250,000 | | 250,000 | 250,000 | NLT 2048 |
| Total Projects | | 10,599,094 | 1,500,000 | 848,227 | 12,947,321 | 1,100,000 | |

Notes:

- 1) The City may need to make improvements to other infrastructure within the District or the half-mile surrounding as a result of the Project. Whether improvements will be needed and when they may be needed is undetermined. Current cost estimates are included, but projects will only be funded from the District to the extent funds are available and the improvements are for the benefit of the District and needed to implement the Plan. The City may pro-rate the TID contribution to the projects to match costs to the benefit provided to the District.
- 2) Projected development incentive payments have a present value of \$5,611,317 using a 6.0% discount rate.
- 3) To include art, benches, multi-use paths, and other like projects.
- 4) To include bump outs, crosswalks, paint, and other like projects.

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$23.85 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$20.90 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$14.09 million in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 - Development Assumptions

| Construction Year | | SoNa Lofts Phase II ¹ | | Annual Total | Construction Year | |
|---------------------|------|----------------------------------|--------------------------|--------------------------|-------------------|----|
| | | Units | Total Value | | | |
| Estimated Value per | | \$203,850 | | | | |
| 1 | 2026 | 59 | 11,925,250 | 11,925,250 | 2026 | 1 |
| 2 | 2027 | 59 | 11,925,250 | 11,925,250 | 2027 | 2 |
| 3 | 2028 | | | 0 | 2028 | 3 |
| 4 | 2029 | | | 0 | 2029 | 4 |
| 5 | 2030 | | | 0 | 2030 | 5 |
| 6 | 2031 | | | 0 | 2031 | 6 |
| 7 | 2032 | | | 0 | 2032 | 7 |
| 8 | 2033 | | | 0 | 2033 | 8 |
| 9 | 2034 | | | 0 | 2034 | 9 |
| 10 | 2035 | | | 0 | 2035 | 10 |
| 11 | 2036 | | | 0 | 2036 | 11 |
| 12 | 2037 | | | 0 | 2037 | 12 |
| 13 | 2038 | | | 0 | 2038 | 13 |
| 14 | 2039 | | | 0 | 2039 | 14 |
| 15 | 2040 | | | 0 | 2040 | 15 |
| 16 | 2041 | | | 0 | 2041 | 16 |
| 17 | 2042 | | | 0 | 2042 | 17 |
| 18 | 2043 | | | 0 | 2043 | 18 |
| 19 | 2044 | | | 0 | 2044 | 19 |
| 20 | 2045 | | | 0 | 2045 | 20 |
| 21 | 2046 | | | 0 | 2046 | 21 |
| 22 | 2047 | | | 0 | 2047 | 22 |
| 23 | 2048 | | | 0 | 2048 | 23 |
| 24 | 2049 | | | 0 | 2049 | 24 |
| 25 | 2050 | | | 0 | 2050 | 25 |
| 26 | 2051 | | | 0 | 2051 | 26 |
| 27 | 2052 | | | 0 | 2052 | 27 |
| Totals | | <u><u>117</u></u> | <u><u>23,850,500</u></u> | <u><u>23,850,500</u></u> | | |

Notes:
 1) Based on informaton provided by the Developer on February 10, 2026. Values converted to equalized using the 2025 aggregate ratio of 85.87%.

Table 2 - Tax Increment Projection Worksheet

| | | | | |
|-----------------------------|----------------|-----------|------------------------|---------|
| Type of District | Blighted Area | | Base Value | 0 |
| District Creation Date | March 24, 2026 | | Economic Change Factor | 0.50% |
| Valuation Date | Jan 1, | 2026 | Apply to Base Value | |
| Max Life (Years) | 27 | | Base Tax Rate | \$20.90 |
| End of Expenditure Period | 22 | 3/24/2048 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 27 | 2054 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | Yes | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate ¹ | Tax Increment |
|---------------|-------------------|-------------------|----------------|------------------|-----------------|----------------------------------|-----------------------|-------------------|
| 1 | 2026 | 11,925,250 | 2027 | 0 | 11,925,250 | 2028 | \$20.90 | 249,280 |
| 2 | 2027 | 11,925,250 | 2028 | 59,626 | 23,910,126 | 2029 | \$20.90 | 499,806 |
| 3 | 2028 | 0 | 2029 | 119,551 | 24,029,677 | 2030 | \$20.90 | 502,305 |
| 4 | 2029 | 0 | 2030 | 120,148 | 24,149,825 | 2031 | \$20.90 | 504,817 |
| 5 | 2030 | 0 | 2031 | 120,749 | 24,270,574 | 2032 | \$20.90 | 507,341 |
| 6 | 2031 | 0 | 2032 | 121,353 | 24,391,927 | 2033 | \$20.90 | 509,877 |
| 7 | 2032 | 0 | 2033 | 121,960 | 24,513,887 | 2034 | \$20.90 | 512,427 |
| 8 | 2033 | 0 | 2034 | 122,569 | 24,636,456 | 2035 | \$20.90 | 514,989 |
| 9 | 2034 | 0 | 2035 | 123,182 | 24,759,639 | 2036 | \$20.90 | 517,564 |
| 10 | 2035 | 0 | 2036 | 123,798 | 24,883,437 | 2037 | \$20.90 | 520,152 |
| 11 | 2036 | 0 | 2037 | 124,417 | 25,007,854 | 2038 | \$20.90 | 522,752 |
| 12 | 2037 | 0 | 2038 | 125,039 | 25,132,893 | 2039 | \$20.90 | 525,366 |
| 13 | 2038 | 0 | 2039 | 125,664 | 25,258,558 | 2040 | \$20.90 | 527,993 |
| 14 | 2039 | 0 | 2040 | 126,293 | 25,384,851 | 2041 | \$20.90 | 530,633 |
| 15 | 2040 | 0 | 2041 | 126,924 | 25,511,775 | 2042 | \$20.90 | 533,286 |
| 16 | 2041 | 0 | 2042 | 127,559 | 25,639,334 | 2043 | \$20.90 | 535,953 |
| 17 | 2042 | 0 | 2043 | 128,197 | 25,767,530 | 2044 | \$20.90 | 538,632 |
| 18 | 2043 | 0 | 2044 | 128,838 | 25,896,368 | 2045 | \$20.90 | 541,325 |
| 19 | 2044 | 0 | 2045 | 129,482 | 26,025,850 | 2046 | \$20.90 | 544,032 |
| 20 | 2045 | 0 | 2046 | 130,129 | 26,155,979 | 2047 | \$20.90 | 546,752 |
| 21 | 2046 | 0 | 2047 | 130,780 | 26,286,759 | 2048 | \$20.90 | 549,486 |
| 22 | 2047 | 0 | 2048 | 131,434 | 26,418,193 | 2049 | \$20.90 | 552,233 |
| 23 | 2048 | 0 | 2049 | 132,091 | 26,550,284 | 2050 | \$20.90 | 554,995 |
| 24 | 2049 | 0 | 2050 | 132,751 | 26,683,035 | 2051 | \$20.90 | 557,770 |
| 25 | 2050 | 0 | 2051 | 133,415 | 26,816,450 | 2052 | \$20.90 | 560,558 |
| 26 | 2051 | 0 | 2052 | 134,082 | 26,950,533 | 2053 | \$20.90 | 563,361 |
| 27 | 2052 | 0 | 2053 | 134,753 | 27,085,285 | 2054 | \$20.90 | 566,178 |
| Totals | | 23,850,500 | | 3,234,785 | | Future Value of Increment | | 14,089,863 |

Notes:
 1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's Project Costs will primarily consist of a "pay as you go" development incentive, and administrative and professional services costs associated with the creation and administration of the District over its term.

The Developer has requested incentive payments to assist with securing a \$16.10 million private first mortgage. The present value of the request is \$5.61 million with an estimated future value of \$10.60 million assuming a 6.00% discount rate. The Project has a total estimated cost of \$26.84 million.

Initially, and prior to tax increment being generated, the City will advance cash to the District to pay for the cost of its creation and administration. Amounts advanced will be repaid and deducted from the first incentive payment which is expected to be paid in 2028. In each year thereafter, the City's administrative and professional service costs will be paid from the tax increment collection, with the balance of tax increment then going to the incentive payment.

If the District's financial performance exceeds the projections included in this Plan, the City may elect to utilize remaining District revenue to pay the cost of projects included in the continent project list included in Section 8 of this Plan, provided those costs are incurred prior to the end of the District's expenditure period.

Based on the cash flow exhibit (Table 3), it is expected that the District will recover the planned Project Costs in 22 of its allowable 27 years. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

| Year | Projected Revenues | | Projected Expenditures | | | Balances | | | Year |
|---------------|--------------------|-------------------|--|-----------------------------------|--------------------|----------|------------|-------------------------|---------------|
| | Tax Increments | Total Revenues | MRO #1 2026 SoNa Residential ¹ \$10,599,094 | Ongoing Planning & Administration | Total Expenditures | Annual | Cumulative | Liabilities Outstanding | |
| 2026 | | 0 | | 45,000 | 45,000 | (45,000) | (45,000) | 10,599,094 | 2026 |
| 2027 | | 0 | | 25,000 | 25,000 | (25,000) | (70,000) | 10,599,094 | 2027 |
| 2028 | 249,280 | 249,280 | 154,030 | 25,250 | 179,280 | 70,000 | 0 | 10,445,064 | 2028 |
| 2029 | 499,806 | 499,806 | 474,304 | 25,503 | 499,806 | 0 | 0 | 9,970,761 | 2029 |
| 2030 | 502,305 | 502,305 | 476,548 | 25,758 | 502,305 | 0 | 0 | 9,494,213 | 2030 |
| 2031 | 504,817 | 504,817 | 478,801 | 26,015 | 504,817 | 0 | 0 | 9,015,412 | 2031 |
| 2032 | 507,341 | 507,341 | 481,065 | 26,275 | 507,341 | 0 | 0 | 8,534,346 | 2032 |
| 2033 | 509,877 | 509,877 | 483,339 | 26,538 | 509,877 | 0 | 0 | 8,051,007 | 2033 |
| 2034 | 512,427 | 512,427 | 485,623 | 26,803 | 512,427 | 0 | 0 | 7,565,383 | 2034 |
| 2035 | 514,989 | 514,989 | 487,917 | 27,071 | 514,989 | 0 | 0 | 7,077,466 | 2035 |
| 2036 | 517,564 | 517,564 | 490,222 | 27,342 | 517,564 | 0 | 0 | 6,587,244 | 2036 |
| 2037 | 520,152 | 520,152 | 492,536 | 27,616 | 520,152 | 0 | 0 | 6,094,708 | 2037 |
| 2038 | 522,752 | 522,752 | 494,861 | 27,892 | 522,752 | 0 | 0 | 5,599,847 | 2038 |
| 2039 | 525,366 | 525,366 | 497,196 | 28,171 | 525,366 | 0 | 0 | 5,102,652 | 2039 |
| 2040 | 527,993 | 527,993 | 499,541 | 28,452 | 527,993 | 0 | 0 | 4,603,111 | 2040 |
| 2041 | 530,633 | 530,633 | 501,896 | 28,737 | 530,633 | 0 | 0 | 4,101,215 | 2041 |
| 2042 | 533,286 | 533,286 | 504,262 | 29,024 | 533,286 | 0 | 0 | 3,596,953 | 2042 |
| 2043 | 535,953 | 535,953 | 506,638 | 29,314 | 535,953 | 0 | 0 | 3,090,315 | 2043 |
| 2044 | 538,632 | 538,632 | 509,025 | 29,608 | 538,632 | 0 | 0 | 2,581,290 | 2044 |
| 2045 | 541,325 | 541,325 | 511,422 | 29,904 | 541,325 | 0 | 0 | 2,069,869 | 2045 |
| 2046 | 544,032 | 544,032 | 513,829 | 30,203 | 544,032 | 0 | 0 | 1,556,039 | 2046 |
| 2047 | 546,752 | 546,752 | 516,248 | 30,505 | 546,752 | 0 | 0 | 1,039,792 | 2047 |
| 2048 | 549,486 | 549,486 | 518,676 | 30,810 | 549,486 | 0 | 0 | 521,116 | 2048 |
| 2049 | 552,233 | 552,233 | 521,116 | 31,118 | 552,233 | 0 | 0 | 0 | 2049 |
| 2050 | 554,995 | 554,995 | | 31,429 | 31,429 | 523,566 | 523,566 | | 2050 |
| 2051 | 557,770 | 557,770 | | 31,743 | 31,743 | 526,026 | 1,049,592 | | 2051 |
| 2052 | 560,558 | 560,558 | | 32,061 | 32,061 | 528,498 | 1,578,089 | | 2052 |
| 2053 | 563,361 | 563,361 | | 32,381 | 32,381 | 530,980 | 2,109,069 | | 2053 |
| 2054 | 566,178 | 566,178 | | 32,705 | 32,705 | 533,473 | 2,642,542 | | 2054 |
| Totals | 14,089,863 | 14,089,863 | 10,599,094 | 848,227 | 11,447,321 | | | | Totals |

Notes: NPV @ 6.00% \$5,611,317 PROJECTED CLOSURE YEAR

1) Annual MRO payment is based on 100% of increment less the annual administrative costs. Assumes the 2028 payment is further reduced by the 2026 and 2027 administrative costs.

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed commercial and high density residential uses.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development and thereby eliminate blighting conditions in the District through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of West Allis
7525 W Greenfield Ave
West Allis, Wisconsin 53214

RE: Project Plan for Tax Incremental District No. 22

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of West Allis, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of West Allis Tax Incremental District No. 22 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

| Revenue Year | Milwaukee | | Milwaukee Area | | | | Revenue Year |
|---------------|------------------|-----------------------------|--------------------|-------------------------------|-------------------|-------------------|--------------|
| | Milwaukee County | County Metro Sewer District | City of West Allis | School District of West Allis | Technical College | Total | |
| 2028 | 37,485 | 14,709 | 90,472 | 97,515 | 9,099 | 249,280 | 2028 |
| 2029 | 75,157 | 29,492 | 181,396 | 195,517 | 18,244 | 499,806 | 2029 |
| 2030 | 75,533 | 29,640 | 182,303 | 196,495 | 18,335 | 502,305 | 2030 |
| 2031 | 75,910 | 29,788 | 183,215 | 197,477 | 18,427 | 504,817 | 2031 |
| 2032 | 76,290 | 29,937 | 184,131 | 198,465 | 18,519 | 507,341 | 2032 |
| 2033 | 76,671 | 30,086 | 185,052 | 199,457 | 18,611 | 509,877 | 2033 |
| 2034 | 77,055 | 30,237 | 185,977 | 200,454 | 18,704 | 512,427 | 2034 |
| 2035 | 77,440 | 30,388 | 186,907 | 201,456 | 18,798 | 514,989 | 2035 |
| 2036 | 77,827 | 30,540 | 187,841 | 202,464 | 18,892 | 517,564 | 2036 |
| 2037 | 78,216 | 30,693 | 188,780 | 203,476 | 18,986 | 520,152 | 2037 |
| 2038 | 78,607 | 30,846 | 189,724 | 204,493 | 19,081 | 522,752 | 2038 |
| 2039 | 79,000 | 31,000 | 190,673 | 205,516 | 19,177 | 525,366 | 2039 |
| 2040 | 79,395 | 31,155 | 191,626 | 206,544 | 19,273 | 527,993 | 2040 |
| 2041 | 79,792 | 31,311 | 192,584 | 207,576 | 19,369 | 530,633 | 2041 |
| 2042 | 80,191 | 31,468 | 193,547 | 208,614 | 19,466 | 533,286 | 2042 |
| 2043 | 80,592 | 31,625 | 194,515 | 209,657 | 19,563 | 535,953 | 2043 |
| 2044 | 80,995 | 31,783 | 195,488 | 210,705 | 19,661 | 538,632 | 2044 |
| 2045 | 81,400 | 31,942 | 196,465 | 211,759 | 19,759 | 541,325 | 2045 |
| 2046 | 81,807 | 32,102 | 197,447 | 212,818 | 19,858 | 544,032 | 2046 |
| 2047 | 82,216 | 32,262 | 198,435 | 213,882 | 19,957 | 546,752 | 2047 |
| 2048 | 82,627 | 32,424 | 199,427 | 214,951 | 20,057 | 549,486 | 2048 |
| 2049 | 83,040 | 32,586 | 200,424 | 216,026 | 20,157 | 552,233 | 2049 |
| 2050 | 83,456 | 32,749 | 201,426 | 217,106 | 20,258 | 554,995 | 2050 |
| 2051 | 83,873 | 32,912 | 202,433 | 218,192 | 20,359 | 557,770 | 2051 |
| 2052 | 84,292 | 33,077 | 203,445 | 219,283 | 20,461 | 560,558 | 2052 |
| 2053 | 84,714 | 33,242 | 204,463 | 220,379 | 20,563 | 563,361 | 2053 |
| 2054 | 85,137 | 33,408 | 205,485 | 221,481 | 20,666 | 566,178 | 2054 |
| Totals | 2,118,721 | 831,400 | 5,113,683 | 5,511,759 | 514,300 | 14,089,863 | |

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1535
DATE ADOPTED: March 10, 2026

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 22

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 22 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School District of West Allis-West Milwaukee, et al., and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority (the “CDA”), on March 10, 2026 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of West Allis that:

1. It recommends to the City Council that Tax Incremental District No. 22 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the City Council.
3. Creation of the District promotes orderly development in the City.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

EXHIBIT A -

**TAX INCREMENTAL DISTRICT NO. 22
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1534
DATE ADOPTED: March 10, 2026

Resolution to approve a professional services contract with Concord group for a construction cost review of 3LP West Allis LLC for the development of The Revv at 8530 W. National Avenue.

WHEREAS, the Development Agreement between Community Development Authority of the City of West Allis (the "Authority") and 3LP West Allis, LLC (the "3LP") has terms that outline construction savings and conditions that permit the Authority to obtain an independent review of the incurred construction costs by 3LP; and,

WHEREAS, the Authority has entered a sole source contract with The Concord Group in the past to perform a construction cost audit for Tax Increment District No. 19 – 86th and National Avenue; and,

WHEREAS, Staff recommends entering a sole source contract with The Concord Group for review and audit the construction costs associated with the development of The Revv at 8530 W. National Avenue within Tax Increment District 19 per the terms of the Development Agreement dated December 12, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis as follows:

1. That the Executive Director or its designee, be and is hereby authorized and directed to execute and deliver the aforesaid Contract on behalf of the Community Development Authority.
2. That the sum of \$12,500 be and is hereby appropriated from the Tax Increment District 19 – 86th and National.
3. That the Executive Director of the Authority, with the approval of the City's Director of Finance, or their designees, are hereby authorized and directed to take any and all other actions on behalf of the Authority which he deems necessary or desirable in connection with the aforementioned Development Agreement, including, without limitation, negotiating, executing, delivering and performing obligations under any and all documents in connection therewith including, without limitation, the sale of land, loan commitments, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental agreements, indemnification agreements, land use restriction agreements, certified survey maps, easements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements.
3. That the Executive Director, with the approval of the Director of Finance, or their designees, are hereby authorized and directed to take any and all other actions deemed necessary or desirable by him to effectuate the intent of the project.
4. That the Executive Director, with approval of the Director of Finance, or their designees, are hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of any and all loan commitments, the sale of land, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental agreements, indemnification agreements, land use restriction agreements, certified survey maps, easements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary, proper and convenient to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, be and is hereby authorized and directed to enter into a professional services contract up to \$12,500 with Concord group for a construction audit services for review of the Rev development within the 86th and National.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority



February 19, 2026

Mr. Patrick Schloss
Economic Development Executive Director
City of West Allis Economic Development Department
7525 W. Greenfield Avenue
West Allis, WI 53214

Re: Proposal for REVV Apartments TID Audit
City of West Allis, Wisconsin

Dear Patrick:

In accordance with your recent request, we are pleased to submit the following fee proposal for your consideration. The Concord Group (Concord) proposes to produce a detailed final account for the above-mentioned project, specifically providing an analysis of the developers' actual Qualified Costs versus the budgeted Qualified Costs. To complete this final account effort, we will need to obtain and review the following documents:

- Developers Agreement and all exhibits
- Detailed breakout of the original project budget
- Agreement between the developer and contractor
- Agreement between the developer and architect
- Gross Maximum Price (GMP) Amendment, assuming it's a CM@R project delivery method
- All sub-contractor bids and bid awards
- For all sub trades not awarded under a competitive basis, inclusive of general conditions, a full detail of costs including material and equipment receipts and certified payroll
- All executed change orders between the developer and contractor
- All contractor contingency adjustments
- Detailed backup for all project costs and project contingency adjustments
- All contractor pay applications and all other project related invoices

Depending on our findings we may request additional documentation to complete the final account.

Our proposal is based on completing the above scope of work within approximately a 45- to 60-day period once we receive authorization. It also assumes that our effort will include preparing one audit to substantiate the construction Qualified Costs. Lastly, the timing to receive the above-mentioned documents from the Developer could hinder our ability to complete the assignment within the designated time period.

We propose a **Not-To-Exceed (NTE) fee of \$12,500** to be billed against the project using the hourly rates listed below.

2026 Hourly Rates:

| | |
|-------------------|--------|
| Principal | \$ 315 |
| Director | \$ 295 |
| Project Executive | \$ 255 |

| | |
|---------------------------|--------|
| Senior Project Manager II | \$ 205 |
| Senior Project Manager I | \$ 195 |
| Project Manager III | \$ 175 |
| Project Manager II | \$ 150 |
| Project Manager I | \$ 125 |
| Cost Estimator II | \$ 150 |
| Cost Estimator I | \$ 125 |
| Technical Assistant | \$ 105 |

Reimbursable Expenses:

The foregoing fees are exclusive to the following project related expenses:

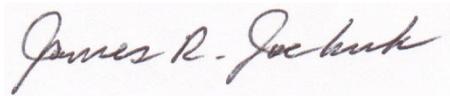
1. Cost for reproduction of drawings.
2. Cost for specialized consultants engaged at the direction of the Owner.

Payment of Fee and Reimbursable Expenses:

1. An invoice will be submitted monthly and payment will be due within thirty (30) days.
2. Reimbursable expenses incurred will be reimbursed at actual net cost.

Thank you for the opportunity to submit our proposal for your consideration. We look forward to working with you on this very exciting project.

Sincerely,
The Concord Group



James R. Joehnk, P.E.
Director, Infrastructure Management

c : John Duggan, TCG

JJ/2026B098

AUTHORIZATION:

Entity: _____

By: _____

Title: _____

Date: _____

Concord Groups
Standard Terms and Conditions

- 1.) **Amendments**: Any changes or modifications to this Agreement (as defined in Section 7 below) must be in writing and executed by both parties.
- 2.) **Independent Contractor**: Nothing in this Agreement or the performance thereof shall create an employment, partnership, or joint venture relationship between the parties, it being acknowledged and agreed by client/owner that Concord is performing services under this Agreement as an independent contractor.
- 3.) **Governing Law**: This Agreement shall be governed and interpreted in accordance with the laws of the State of Illinois, without regard to the conflict of laws principles of the State of Illinois and any litigation or disputes in connection with this Agreement shall occur in the state or federal courts within Chicago, Illinois and the parties to the Agreement waive change of venue and consent and confirm personal jurisdiction of such courts.
- 4.) **Binding Effect & Assignment**: This Agreement shall be binding upon each party and their respective successors and permitted assignees. The Agreement may not be assigned by a party without the prior written consent of the other party, except a party may assign the Agreement to a subsidiary or a controlled affiliate if the assigning party guarantees in writing the assignee's performance prior to any such assignments.
- 5.) **Termination**: Unless specifically set forth in this Agreement to the contrary, the Agreement may be terminated at any time by either party, with or without cause, by the terminating party providing written notice thereof at least thirty (30) days prior to the termination. If terminated by client/owner then client/owner shall be obligated to pay Concord for all services rendered under this Agreement prior to the termination date and pay Concord for all reimbursable expenses incurred by Concord prior to such date.
- 6.) **Waiver**: No action or failure to act by a party shall constitute a subsequent waiver of a right or duty afforded under this Agreement or constitute approval or acquiescence of a breach of this Agreement.
- 7.) **Entire Agreement**: The attached Agreement together with these Standard Terms and Conditions and any exhibits (collectively, the "Agreement") represent the entire understanding and agreement of the parties and supersedes all other agreements, oral or written, regarding the subject matter of this Agreement.
- 8.) **Severability & Authority to Reform**: If any provision of this Agreement is found by a court or arbitrator to be unenforceable, vague, or overbroad, then the parties authorize the court or arbitrator to reform any such provision to render it enforceable under Illinois law and direct the remainder of this Agreement be enforced to be fullest extent as possible.
- 9.) **Counterparts**: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. A fully executed facsimile or email copy of this Agreement shall be effective as an original.
- 10.) **Indemnity**: (a) Concord shall to the fullest extent permitted by law, indemnify, defend, and hold harmless client/owner, its officers, directors, shareholders, members and employees from any loss,

damage or expense (including attorneys' fees) (collectively, "Losses") arising from (i.) a breach of this Agreement by Concord which if capable of being cured is not cured within 10) business days of written notice thereof from client/owner or (ii.) any claim (third party or otherwise) or cause of action for personal injury, death or property damage caused by Concord's gross negligence or willful misconduct.

(b) Client/Owner shall to the fullest extent permitted by law, indemnify, defend and hold harmless Concord its officers, directors, shareholders, members and employees from any Losses arising from (i.) a breach of this Agreement by client/owner which if capable of being cured is not cured within ten (10) business days of written notice thereof from Concord; or (ii.) any claim (third party or otherwise) or cause of action for personal injury, death or property damage caused by client/owners gross negligence or willful misconduct.

(c) Neither party shall be liable to the other (except for third party claims referenced in clauses (a) (ii.) and (b) (ii.) of Sections 10 (a) and (b)) for special, punitive, or lost profits and Concord's maximum liability to client/owner under this Agreement shall not exceed any proceeds of insurance collectable, except in the case of fraud or criminal acts in which case the limit shall not apply.

(d) The indemnity obligations shall survive termination of this Agreement.

11.) Legal Advisors: The parties acknowledge that this Agreement has been drafted by all parties hereto in conjunction with their legal advisors and agree that any ambiguity or uncertainty existing herein shall not be construed against any one party to the detriment of any other.

12.) Headings: The headings herein are inserted for convenience of reference only, and shall not be deemed to limit, expand, or interpret the sections to which they apply.

13.) Limitation: Concord shall not be liable for (a.) any errors or miscalculations in Concord's reports resulting or derived from any information provided by client/owner or its agents and representatives, or (b.) delays or performance failures due to circumstances beyond Concord control.

14.) Force Majeure: Except for payment obligations, each party shall be excused from any delay or failure in performance under this Agreement caused by reason of an occurrence or contingency beyond its reasonable control.

15.) Ownership of Documents/Confidentiality:

Subject to any third-party intellectual property rights, all originals, duplicates, drawings, reports, photographs, charts, programs, models, specifications and other documents or materials furnished by the Client/Owner hereunder, including drafts and reproduction copies thereof, shall be and remain the property of Client/Owner. Upon the termination of this Agreement, or upon request of the Client/Owner, during any stage of the services, Concord shall promptly deliver all such materials to Client/Owner. Concord shall not publish, transfer, license or, except in connection with carrying out obligations under this Agreement use or reuse all or any part of such reports and other documents, including working papers, without the prior written approval of Client/Owner, provided, however, that Concord may retain copies of the same for Concord's own general reference.

Concord agrees not to disclose to any third party, without the Client/Owner's prior written consent, any information gathered from or on behalf of Client/Owner or any Client/Owner's employee, officer, or agent ("Confidential Information"). If required by law to disclose such Confidential Information, Concord shall provide as much advance notice as possible of such disclosure to the Client.

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1536
DATE ADOPTED: March 10, 2026

Resolution to approve renewal of lease for temporary pickleball courts located on CDA owned property at 67** W. Mitchell St. by the Southeast Wisconsin Association of Pickleball (SWAP).

Whereas, the Community Development Authority of the City of West Allis (“CDA”) is the owner of certain real property located at 67** W. Mitchell Street, the site of the former Kearney & Trecker Corporation; and,

Whereas, the Southeastern Wisconsin Association of Pickleball (“SWAP”), a Wisconsin non-profit organization, has proposed to temporarily activate a portion of this underutilized property by constructing and operating temporary outdoor pickleball courts; and,

Whereas, CDA approved a lease with SWAP for use of the parking lot in 2025; and,

Whereas, this initiative is intended to create a recreational asset for the community, support positive activation of the site, and complement nearby businesses including Ope! Brewing Company, LLC; and

Whereas, the proposed Temporary Lease Agreement (“Lease”) identifies the area of use, establishes a 12-month term, clarifies that no base rent shall be charged, and places responsibility for improvements, maintenance, insurance, and utilities upon SWAP; and

Whereas, the Lease further requires SWAP to comply with all applicable City codes, maintain liability insurance naming the CDA as an additional insured, and indemnify the CDA and the City of West Allis from liability arising from its activities on the site; and

Whereas, the CDA finds that the temporary activation of this property is consistent with community development objectives and supports neighborhood vibrancy and public benefit; and

Whereas, Staff recommends the approval of the Lease.

Now, therefore, be it resolved by the Community Development Authority of the City of West Allis that it hereby approves a Temporary Lease Agreement between the CDA and the Southeastern Wisconsin Association of Pickleball,

Be It Further Resolved that the Executive Director of the CDA is hereby authorized and directed to execute the Lease on behalf of the Authority, together with any related documents necessary to effectuate the terms of the Lease hereby attached as Exhibit A.

Be It Further Resolved, the CDA staff are authorized to take such additional actions as may be required to administer the Lease throughout its term.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

Temporary Lease Agreement

This Temporary Lease Agreement (this “Lease”) effective the__1st____day of April 2026, by and between The Southeastern Wisconsin Association of Pickleball (SWAP), a non-profit pickleball organization in Wisconsin (hereinafter the “Tenant”), and the Community Development Authority of the City of West Allis (the “CDA”), for the temporary use of a portion of the property located at 67** W. Mitchell St. (Tax Key No. 453-0564-004), the site of the former parking lot for the Kearney & Trecker Corp, for the creation of temporary outdoor pickleball courts.

1. **Premise.** The Tenant would use a portion of the property owned by CDA located at 67** W. Mitchell St. (Tax Key No. 453-0564-004), identified in the attached **Exhibit A – Location.**
 - a. The area is a parking area that has both unpaved and a paved area.
 - b. The Tenant initiative aims to activate an underutilized property, located directly south of the Ope! Brewing Company, LLC property and transform it into a temporary vibrant recreational space that benefits the local community.
2. **Term.**
 - a. The terms of this Lease shall commence on April 1, 2026.
 - b. The termination date shall be December 31, 2026. Community Development Authority approval would be needed in order to renew this temporary lease for the following year.
3. **Base Rent.** There shall be no base rent in exchange for the tenant making necessary improvement to utilize the Property and to maintain the area during the Term lease.
4. **Utilities.** During the term of the Lease, the Tenant shall be responsible for any lighting and refuse collection.
5. **Use of Premise.** The Tenant shall be entitled to use the Property as identified on Exhibit A-Location for temporary outdoor pickleball courts
 - a. The Tenant shall hold and indemnify the CDA and the City of West Allis harmless from all liability of any and all kinds, including counsel fees and other litigation costs and expenses, which may arise by reason of any act or thing done, not done, suffered, maintained, or happed in or about the associated activity of the Tenant and their participants associated with the proposed use of the Property.
 - b. CDA is not responsible for parking, security or damage to private automobiles of the Property.
 - c. Tenant is responsible for all ground maintenance, securing any equipment and/or personal during the use of the Property.
 - d. Tenant hours of operation shall be between the hours of 9:00 A.M. –10:00 P.M.

- e. No outside alcoholic beverages can be consumed on site unless permitted by state and/or local authorities.
- f. The Tenant shall provide the City proof of insurance satisfactory to the City Attorney and consistent with the Term of the lease. The insurance shall name the Community Development of the City of West Allis as an additional insured.
- g. The use by the Tenant shall not impede on the ingress or egress of any easement associated with 6771 W. National Ave. or 6751 W. National Avenue.

6. Improvements, Repairs and Maintenance.

- a. The Tenant shall:
 - Install temporary, removable pickleball court surfacing and nets
 - Set up fencing or barriers to delineate play areas
 - Provide temporary on-site storage for equipment
 - Maintain a clean and safe environment for all users
 - Coordinate scheduled programming, including open play, clinics, and tournaments
- b. All improvements will be non-permanent and reversible, preserving the integrity and potential future use of the lot.
- c. The Tenant will be fully responsible for the upkeep of the courts, cleanliness, and any required safety measures.
- d. The Tenant shall comply with all City noise and lighting requirements working closely with the city throughout the permitting and review process.

7. Assignment, Subletting and Mortgages.

- a. The Tenant shall not assign this Lease, not sublet the Property, nor collateralize the lease for any Tenants improvements nor in any way convey or transfer the Property without the prior written consent of the CDA.

8. CDA Access to Premise.

- a. The CDA shall have the right to enter upon the Property, at reasonable times, for the purpose of inspecting the Property, making repairs, marking the land, planning, etc.

9. **Termination.** The CDA reserves the right to terminate this Lease upon 30-day written notice to the Tenant at the recognized address or by email.

10. Notices.

For any notice, approval, or consent under this Lease to be legally effective, it must be in writing and delivered via one of the following methods:

- **Registered or Certified Mail:** Sent via U.S. Mail, postage prepaid.
- **Personal Delivery:** Hand-delivered directly to the party.

Delivery Addresses:

All communications must be directed to the addresses listed below (or to any new address provided by either party in writing):

CDA: Community Development Authority of the City of West Allis
 Attn: Executive Director
 Department of Development 7525
 W. Greenfield Avenue West
 Allis, WI 53214
 Email: pschloss@westalliswi.g@

Tenant: Ray Chou
 230 Lakeview Rd.
 South Milwaukee, WI 53172
 Phone 414 374-6896
 Email: pickleballswap@gmail.com

11. Hazardous Environmental Activities.

a. Hazardous Activities

- **Restriction:** The Tenant agrees not to do (or allow) anything on the Property that would negatively affect the Landlord’s (CDA’s) insurance policies against fire or other hazards.
- **Insurance Procurement:** The Tenant shall not engage in activities that prevent the Landlord from obtaining insurance from acceptable companies.
- **Cost Increases:** If the Tenant’s activities cause insurance rates to increase above the standard rate for the permitted use of the Lease, the Tenant must pay the full amount of that increase upon the Landlord's demand.

b. Environmental Activities

- **Hazardous Substances:** The Tenant may not bring or allow any hazardous substances onto the property as defined by current or future federal, state, or local laws and regulations.
 - **Compliance & Disposal:** The Tenant must dispose of all hazardous substances in strict compliance with all applicable governmental rules and laws.
 - **Notice Requirement:** The Tenant must immediately notify the Landlord of any communications, reports, or notices related to hazardous substances in or around the premises.
 - **Indemnification:** The Tenant agrees to protect and hold the Landlord harmless from all claims, damages, legal fees, and penalties resulting from:
 - The Tenant's violation of environmental laws.
 - Any adverse environmental effects caused by the Tenant, their employees, or contractors.
 - **Survival:** This duty to indemnify the Landlord remains in effect even after the Lease has ended.
- 12. Governing Law.** This Lease shall be interpreted and governed under the Laws of the State of Wisconsin and Milwaukee County shall be the forum for any litigation hereunder.
- 13. Recreational Immunity.** The CDA is immune from liability to any person who enters the leased property to engage in a recreational activity pursuant to Wis. Stat. § 895.52, and nothing in this agreement shall be deemed a waiver of that immunity by the CDA.

In Witness Whereof, the parties hereto have caused these presents to be duly executed on the date first written above:

Community Development Authority

City of West Allis

By:

Patrick Schloss, Executive Director

Tenant: Southeastern Wisconsin Association of Pickleball (SWAP)

By:

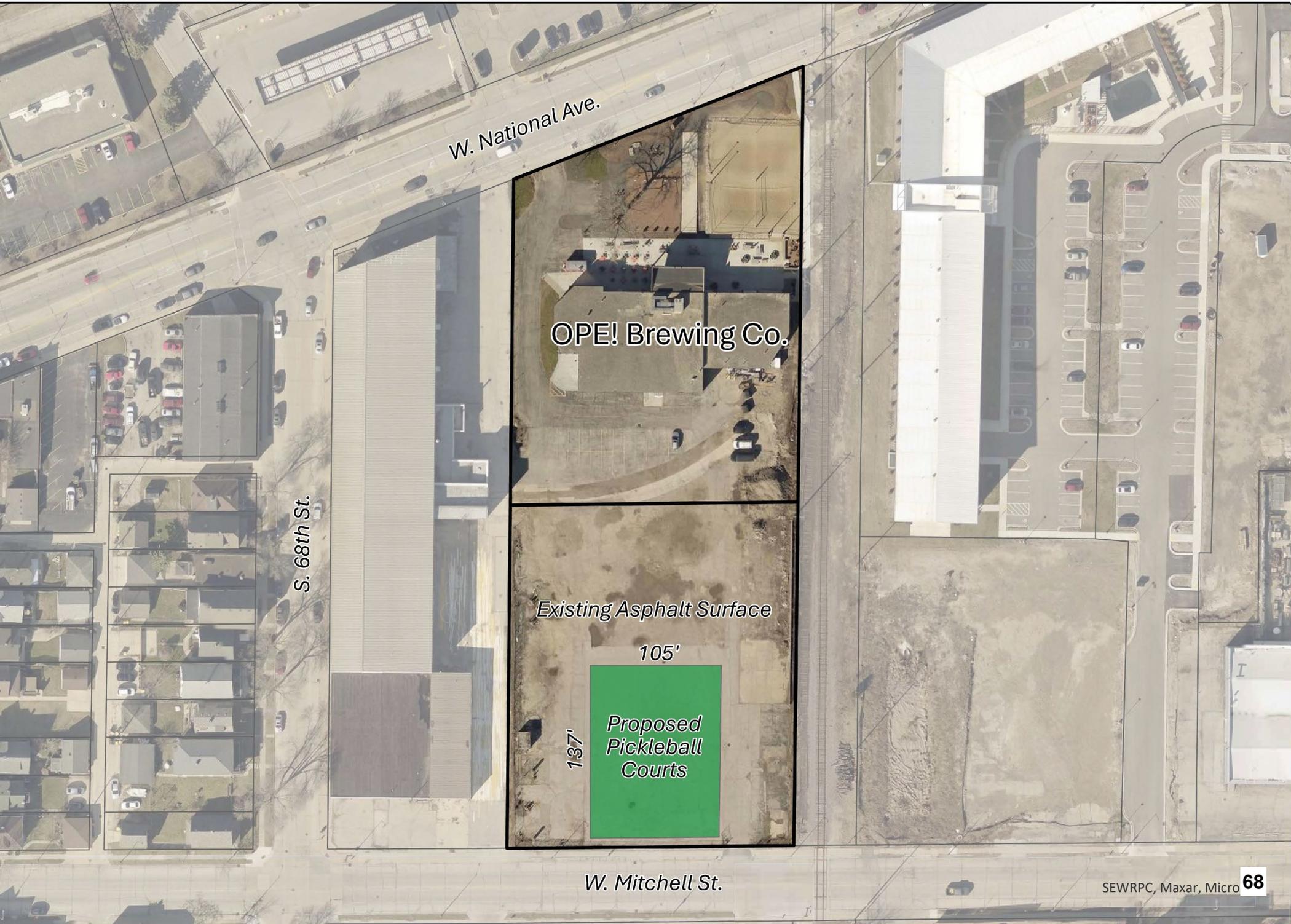
RayChou, President, SWAP

Approved As To Form:

By:

Kail Decker, City Attorney

EXHIBIT A



W. National Ave.

OPE! Brewing Co.

S. 68th St.

Existing Asphalt Surface

105'

137'

Proposed
Pickleball
Courts

W. Mitchell St.