



# City of West Allis

## Meeting Agenda

### Community Development Authority

*Gerald C. Matter, Chair*  
*Wayne Clark, Vice-Chair*  
*Karin M. Gale, Donald Nehmer, Michael Suter*  
*Ald. Kevin Haass, Ald. Martin Weigel*  
*Patrick Schloss, Economic Development Executive Director*

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Tuesday, September 12, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

##### A. CALL TO ORDER

##### B. ROLL CALL

##### C. APPROVAL OF MINUTES

1. [23-0567](#) August 15, 2023

Attachments: [August 15, 2023](#)

##### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0600](#) Public Hearing to consider the sale of to consider the sale of public land located at 6771 W. National Ave. (Tax Key No. 453-0564-003) in the City of West Allis.

Attachments: [Notice of Public Hearing-Sale of Land-6771 W National Ave](#)  
[Affidavit of Publication](#)

3. [23-0601](#) Resolution authorizing the sale of land for the property located at 6771 W. National Ave. (Tax Key No. 453-0564-003), to Baum Revision, LLC (BR West Allis, LLC) in the 68th & Mitchell Redevelopment Area.

Attachments: [CDA Res. No. 1465 - Sale of Land-6771 W. National Ave-Baum](#)

4. [23-0602](#) Resolution to approve a Purchase and Sale and Development Agreement between the City of West Allis and BR West Allis, LLC. for the property located at 6771 W. National Ave. and the property located at 67\*\* W. Mitchell St.

Attachments: [CDA Res. No. 1463 - Purchase & Sale and Dev Agreement - 6771 W Nat'l Ave](#)  
[2023-09.08.23 DRAFT Development Agreement 6771 W National](#)

5. [23-0603](#) Resolution to approve a Letter of Intent with JJH3 Group, for property located at 6424-6426 W. Greenfield Avenue, 6414-22 W. Greenfield Avenue, and 13\*\* S. 65th St. (Tax Key No. 439-0145-002, 439-0146-000, 439-0144-001).

**Attachments:** [CDA Res. No.1466 - JJH3 Letter of Intent](#)  
[Letter of Intent Hook 6.23.23 \(draft version\)](#)

6. [23-0604](#) Discussion on Allis Yards Redevelopment Area, located within the 70th and W. Washington St. area.
7. [23-0605](#) Discussion relative to SONA Development within Tax Increment District Number 15.
8. [23-0309](#) Consideration relative to Report on Redevelopment Initiatives:
- a. 84th & Greenfield/TIF Number Eleven
  - b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
  - c. The Market/TIF Number Fifteen
  - d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
  - e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor /TIF Number Seventeen
  - f. Hwy. 100 Corridor
  - g. Beloit Road Senior Housing Complex
  - h. W. National Ave. Corridor
  - i. Motor Castings Site – 1323 S. 65 St.
  - j. 116th & Morgan Ave.
  - k. 92nd St.and Greenfield Ave. - Former St. Aloysius

*For agenda items, 4-7, the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda*

## E. ADJOURNMENT



All meetings of the Community Development Authority are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

#### **NOTICE OF POSSIBLE QUORUM**

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

#### **NON-DISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

#### **AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

#### **LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.