



# City of West Allis

## Meeting Agenda

### Community Development Authority

Tuesday, September 9, 2025

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [25-0294](#) July 22, 2025 (draft minutes)

Attachments: [July 22, 2025 \(draft minutes\)](#)

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0318](#) Discussion on a proposal from Habitat for Humanity for 6901 W. Beloit Road.
3. [25-0319](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res. No. 1502 - S.B. Friedman \(9-9-25\)](#)  
[SB Friedman - Scope of Service](#)

4. [25-0320](#) Resolution to amend a professional services contract with Lutheran Social Services for work related to the Family Self Sufficiency Program.

Attachments: [CDA Res. No. 1503 - Lutheran Social Services - Amendment \(9-9-25\)](#)  
[CDA approved resolution FSS contract budget 2025](#)  
[West Allis FSS Scope & Grant Non Grant Budget FY25](#)

5. [25-0321](#) Resolution authorizing the Executive Director to prepare a Project Plan for Tax Increment District Number 21 Plan for S. 92 St. and Greenfield Ave.

Attachments: [CDA Res. No. 1504 - Project Plan for TIF 21 \(9-9-25\)](#)

6. [25-0322](#) Discussion regarding a Proposed TIF Plan Amendment for Tax Increment District #7 and the dissolution of Tax Increment District Number #6 Lime Pit and Tax Increment District #13 Home Juice.

7. [25-0323](#) Resolution authorizing the Executive to prepare an amendment to Tax Increment Finance District Number 7 – Summit Place and to allow for donations of increment from Tax Increment Finance District Number 7- Summit Place to Tax Incremental District Number 6 -S. 67th St. and W. Becher Place Light Industrial Park and Tax Incremental Finance District Number 13 – Former Home Juice Area.
- Attachments:** [CDA Res. No. 1505 - Amend TIF 7 \(9-9-25\)](#)
8. [25-0325](#) Resolution to approve a professional services contract with Ehlers for the preparation of a TIF Plan, Tax Increment District Number 21 and amendments to Tax Increment District Number #7.
- Attachments:** [CDA Res. No. 1506 - Ehlers - TIF 21 & Amendments to TIF 7 \( 9-9-25\)](#)
9. [25-0326](#) Resolution to approve a Purchase Agreement between the Community Development Authority of the City of West Allis and Seth E. Dizard, ESQ., for the properties at 6500 W. Washington St., 13\*\* S. 65th St., 11\*\* S. 64th St., and 11\*\* S. 65th St, formerly portions of the Motor Castings Company.
- Attachments:** [CDA Res. No. 1507 - Purchase Agreement \(9-9-25\)](#)  
[Real Estate Purchase Agreement \(9-9-25\)](#)  
[Real Estate Purchase Agreement \(9-9-25\) Revised](#)
10. [25-0327](#) Discussion on the Foundry District Pedestrian Trail.
11. [25-0328](#) Discussion regarding 6771 W. National Ave.
12. [25-0329](#) Proposed additional development on Lot 3 and Lot 4 within Six Points Farmers Market Redevelopment area.
13. [25-0330](#) Discussion on the Makers Row development.
14. [25-0331](#) Discussion on the Allis-Yards Redevelopment.

15. [25-0012](#) 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. Chr. Hansen Expansion/TIF Number Eighteen
  - g. 86th and National/TIF Number Nineteen
  - h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
  - i. Hwy. 100 Corridor
  - j. Beloit Road Senior Housing Complex
  - k. W. National Ave. Corridor
  - l. Motor Castings Site – 1323 S. 65 St.
  - m. 116th & Morgan Ave.

*For agenda items 5-14 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, September 9, 2025, 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.