

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1533
DATE ADOPTED: February 10, 2026

Resolution 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.

WHEREAS, on April 2, 2025 thru Resolution 1494, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract to assist for legal counsel and real estate services and that contract totaled an amount not to exceed \$50,000; and,

WHEREAS, on November 11, 2025 thru Resolution 1516, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract amendment to assist for legal counsel and real estate services and that contract totaled an amount not to exceed \$50,000; and,

WHEREAS, on January 27, 2026, the CDA, purchased the former Motor Castings properties for \$100 and that was done thru accelerated negotiations with the Receiver, property brokers and Secured Creditor as well as an emergency court hearing, which allowed for the City to be eligible to apply for a US EPA Grant; and,

WHEREAS, now that the CDA owns the Motor Castings properties, there is additional legal work to be done related to residential access agreements, hazardous waste determinations, dividing the site for future development, WDNR coordination and addressing management of remediation issues; and,

WHEREAS, the CDA is responsible for overseeing redevelopment activities and promoting the economic growth of the City of West Allis; and,

WHEREAS, the CDA has identified various redevelopment projects and real estate transactions that require legal counsel and expertise to navigate the legal complexities involved; and,

WHEREAS, the Executive Director of the CDA is empowered to make recommendations regarding the need for professional services to advance the mission and goals of the CDA; and,

WHEREAS, legal counsel specializing in redevelopment and real estate matters is necessary to ensure compliance with local, state, and federal laws, as well as to protect the best interests of the City and the CDA in all related transactions; and

WHEREAS, the Executive Director has identified qualified legal counsel who can assist with the legal aspects of redevelopment and real estate services and recommends retaining such counsel to provide the necessary support.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis, that the Executive Director is hereby authorized and directed to allow for additional services 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 site.

BE IT FURTHER RESOLVED that the Executive Director, in cooperation with the City Attorney, is authorized to negotiate and enter into agreements with the selected legal counsel, subject to the terms and conditions deemed appropriate, and to take all necessary actions to secure the legal services required for these activities.

BE IT FURTHER RESOLVED that the funding for the legal counsel will be Tax Increment District Number Seven and the City's Environmental Protection Agency Brownfield Site Assessment Grant Funds and or proceeds from US EPA Revolving Loan Program funds.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority