



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. Kuehn,
Patrick Schloss, Economic Development Executive Director

Tuesday, March 12, 2024

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. [24-0139](#) February 13, 2024

Attachments: [February 13, 2024 Draft Minutes](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0145](#) Discussion regarding proposed Allis Yards residential development by Land by Label, within the S. 70 St./W. Washington St. Corridor.

3. [24-0146](#) 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. 1472 - S.B. Friedman - \\$25,000 \(3-12-24\)](#)
[SB Friedman Scope of Service](#)

4. [24-0147](#) Resolution to approve a Subrecipient Agreement between the City of West Allis and Milwaukee County for the award of 2023 federal H.O.M.E. funds from the Milwaukee County H.O.M.E. Consortium.

Attachments: [CDA Res. No. 1473 - Subrecipient Agreement West Allis- MKE Co 2023 HOME](#)
[CDA Exhibit -Subrecipient Agreement](#)

5. [24-0148](#) Discussion regarding the draft long range Foundry District Plan for the eastern industrial corridor of the City of West Allis.

6. [24-0149](#) Discussion regarding the proposed development in the 6400 block of W. Greenfield Ave.

7. [24-0150](#) Resolution authorizing the Executive Director to prepare a plan for the creation of Tax Increment District No. 20 – 6400 Block of W. Greenfield Avenue Plan.

Attachments: [CDA Res. No. 1474 - Resolution to Create TIF 20 \(3-12-24\)](#)
[Exhibit A – Proposed TIF Boundary -6400](#)

8. [24-0021](#) 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.

For agenda items, 2-5-6, 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.