



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, September 14, 2021

6:30 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0312](#) May 11, 2021 & July 8, 2021 Draft Minutes

Attachments: [May 11, 2021 \(Draft Minutes\)](#)
[July 8, 2021 \(Draft Minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [21-0391](#) Resolution to approve amendment to the bylaws of the Community Development Authority of the City of West Allis to provide for an alternate member position.

Attachments: [CDA Res 1388 - Amendment to the Bylaws](#)
[CDA Res 1 - Adopt the By-Laws of the CDA of the COWA](#)
[Ordinance Creating the CDA #5655](#)

3. [21-0392](#) Discussion relative to the Allis Yards Development within the S. 70th St. and W. Washington St. - TIF Number Sixteen.

4. [21-0393](#) Resolution to approve an Amendment Number 4 between West Quarter between West Quarter West, LLC ("WQW") and West Quarter East, LLC ("WQE", and collectively with WQW, the "Developer"), and the Community Development Authority of the City of West Allis.

Attachments: [CDA Res 1389- Cobalt - 4th Amendment to the Development Agreement](#)
[Fourth Amendment to Development Agreement](#)
[WSB - Allis Yards - Development Agreement Estoppel and Waiver](#)
[R-2019-0761 Signed Special Assessment Signed Agreement \(1-17-20\)](#)

5. [21-0394](#) Discussion regarding the Mandel Group proposed Phase II of The Market development (South of National Avenue "SONA").

6. [21-0395](#) Resolution to approve an access agreement between the Authority and Mandel Group for the Phase II of The Market development (South of National Avenue "SONA").

Attachments: [CDA Res 1390- SONA - Mandel Phase II -Access Agreement](#)

7. [21-0396](#) Resolution to approve an extension to the Letter of Intent Agreement with WITICO Development Corporation, for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St. (Tax Key No. 453-0564-002 and portions of Tax Key No. 454-0251-001).

Attachments: [CDA Res 1391 - WITICO Dev Corp - Extension to the Letter of Intent Agreement](#)
[Letter of Intent - Development Agreement](#)
[WITICO - Request for Extension to Letter of Intent Agreement](#)
[Letter of Intent - 6771 Exhibit F](#)

8. [21-0397](#) Discussion regarding development area around 65th and Greenfield Avenue.

9. [21-0398](#) Discussion regarding redevelopment of 92nd and Greenfield Avenue.

10. [21-0399](#) Resolution to approve an amendment to a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res 1392- Amended Contract - SB Friedman - Consulting Services](#)
[SB Friedman - Scope of Services 8-11-21](#)

11. [21-0400](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Forgivable Loan for the property at 8121 W. National Avenue – Flour Girl & Flame, LLC.

Attachments: [CDA Res 1393 - Nat'l Ave - Forgivable Loan - Flour Girl & Flame, LLC](#)
[Forgivable Loan Agreement - 8121 W National Ave](#)

12. [21-0402](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Forgivable Loan 9242 W. National Avenue – National Properties LLC.

Attachments: [CDA Res 1394 - Nat'l Ave - Forgivable Loan - 9242 W National Ave - National F](#)
[Forgivable Loan Agreement - 9242 W National Ave](#)

13. [21-0401](#) 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. 6610 W. Greenfield Ave.
 - j. Motor Castings Site – 1323 S. 65 St.
 - l. 116th & Morgan Ave.

For agenda items, 3, 4, 5, 7, 8, 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.

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.