



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, December 17, 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. [24-0693](#) October 8, 2024

Attachments: [October 8, 2024 Draft Minutes](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [24-0712](#) Annual Tax Increment Financing Report.
3. [24-0713](#) Discussion on proposed use of donor Tax Incremental Financing to close TIF #6 and TIF #13.
4. [24-0714](#) Resolution to approve a National Avenue Commercial Corridor Code Compliance Loan in the amount up to \$8,500 for the establishment of an entertainment venue at 6325 W. National Ave.
Attachments: [CDA Res.No. 1488 - Nat'l Ave CCCC Forgivable Loan](#)
[6325 W National Ave Forgivable Loan Agreement \(12-17-24\)](#)
5. [24-0715](#) Resolution to approve the Purchase and Sale, Development Agreement, Development Finance Agreement, and Public Space Agreement with Six Points Square LLC for the redevelopment of the 6400 Block W. Greenfield Ave.
Attachments: [CDA Res. 1489 - Purchase & Sale & Development Agrmt - \(12-17-24\)](#)
[Development Agrmt - 12-13-2024 FINAL](#)
[Public Space Agrmt 12-13-2024 FINAL](#)
[Purchase Sale Agrmt 12-13-2024 FINAL](#)
[Development Finance Agreement - 12-13-2024 FINAL](#)
6. [24-0716](#) Discussion on Community Development Authority 2025 meeting dates.
7. [24-0717](#) Discussion on 6901 W. Beloit Rd. and the proposed construction of a single-family home.

8. [24-0718](#) Discussion on the Land by Label Development, the Apiary, located at 1070 S. 70th St.
9. [24-0719](#) Discussion on the status of the Makers Row Development.
10. [24-0720](#) Discussion regarding the status of 6771 W. National Ave., and the Development Agreement with Baum Revision, LLC. (BR West Allis, LLC)
11. [24-0721](#) Discussion on the status of 1405 S. 92 St.
12. [24-0722](#) Discussion regarding the property at 922 S. 70th St., former Poblocki Sign headquarters.
13. [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. 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 9-12 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.