



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, January 13, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (Amended Agenda)

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [25-0510](#) December 8, 2025 (draft minutes)

Attachments: [December 8, 2025 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0008](#) Housing and Urban Development approved the Authority for Family Self Sufficiency Grant in the Amount of \$95,063.

Attachments: [FSS Renewal Funding 2026 Announcement](#)

3. [26-0009](#) Discussion on a development proposal from Mandel Group for Lot 3 and Lot 4 within the Six Points Farmers Market Redevelopment Area.

4. [26-0010](#) Resolution authorizing the Executive Director to prepare a Project Plan for Tax Increment District Number 22 Plan for the area at 66th and Mitchell (Lot 3 and Lot 4 of SONA) of the Six Points Farmers Market Redevelopment Area.

Attachments: [CDA Res. No. 1520 - TIF 22 \(1-13-26\)](#)

5. [26-0011](#) Resolution approving a professional services contract with Ehlers and Associates, Inc. for the preparation of plan for Tax Increment District Number 22 for the area of 66th and Mitchell (Lot 3 and Lot 4) within the Six Points Farmers Market Redevelopment Area.

Attachments: [Ehlers - TID 22](#)

[CDA Res. No. 1521 - Ehlers - TID 22 \(1-13-26\)](#)

6. [26-0012](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [West Allis CDA SB Friedman Hourly Deal Review Extension #18 2026-01-07](#)

[CDA Res. No. 1522 - S.B. Friedman \(1-13-26\)](#)

7. [26-0013](#) Discussion regarding the former Motor Castings properties and surrounding area, near S. 65 St. and W. Washington St.

8. [26-0014](#) Resolution to approve the Second Amendment to Real Estate Purchase agreement with Seth E. Dizard Esq. for the acquisition of the former Motor Castings Company site.
- Attachments:** [Second Amendment to REPA \(CDA\) \(FULLY SIGNED\)](#)
[CDA Res. No. 1523 - Motor Castings - Second Amendment \(1-13-26\)](#)
9. [26-0015](#) Discussion on the status of the Makers Row Development.
10. [26-0016](#) Discussion regarding 6771 W. National Ave.
11. [26-0007](#) 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. Novonesis 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.
- S1. [26-0025](#) Resolution to approve the Scope of Services for Ramboll Americas Engineering Solutions, Inc. for grant writing assistance for an application to the United States Environmental Protection Agency for a Brownfield Clean-up Grant for the former Motor Castings properties located within the S. 65 St. and W. Washington St. area, in an amount not to exceed \$15,000.
- Attachments:** [CDA Res. No. 1524 - Ramboll - Grant Writing Serv - EPA \(USEPA\) FY26 Clean](#)
- S2. [26-0026](#) Resolution to approve the Second Amendment to an Amended and Restated Indenture of Trust and Bond Agreement between the CDA and U.S. Bank Trust Company relative to Renaissance Faire II LLC and the property at Renaissance Faire Office Complex at 809 S. 60th St.
- Attachments:** [CDA Res. No.1525 - 2nd Amendment - Renaissance \(1-13-26\)](#)
[RenFaire - Second Amendment to Amended and Restated Indenture of Trust ar](#)

For agenda items 3, 7, 8, 9, 10, S1, S2, 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, January 13, 2026, 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.