



# 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. Martin Weigel*  
*Patrick Schloss, Economic Development Executive Director*

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Tuesday, March 14, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [23-0155](#) January 26, 2023

Attachments: [January 26, 2023](#)

#### D. MATTERS FOR DISCUSSION/ACTION

2. [23-0165](#) Resolution to approve the Scopes of Services for Preparation of a Quality Assurance Project Plan submitted by Ramboll, Ayers Associates and Kapur & Associates for the Environmental protection Agency Assessment Grant Program.

Attachments: [Quality Assurance Prj Plan - Ramboll](#)  
[Quality Assurance Prj Plan - Ayres](#)  
[Quality Assurance Prj Plan - Kapur](#)  
[CDA Res 1432 - Consultants -EPA Brownfield Site Assessment Grant\(12-19-22](#)  
[CDA Res 1437 - Quality Assurance Prj Plan \(3-14-23\)](#)

3. [23-0166](#) Resolution to approve an offer to purchase to Milwaukee County for the property at 6901 & 69\*\* W. Beloit Rd. (Tax Key No. 489-0037-000 and 489-0038-000).

Attachments: [CDA Res 1438 - Offer to Purchase - 6901 W. Beloit Rd. \(3-14-23\)](#)

4. [23-0167](#) Resolution to approve the Scope of Services submitted by Ramboll Environmental for preparation of Phase 1 and Phase 2 Environmental Assessments at the properties located at 6901 and 69\*\* W. Beloit Rd.  
**Attachments:** [CDA Res 1439 - Ramboll - Phase I & II ESA \\$10,000 - 6901 & 69xx W Beloit Rd](#)  
[Ramboll - Scope of Service 6901 W Beloit Rd.](#)
5. [23-0168](#) Resolution to approve a Purchase and Sale Agreement with Mark Higgins, owner of the real estate at 6604 and 6620 W. Mitchell St.  
**Attachments:** [CDA Res 1440 Purchase and Sale Agreement - Mark Higgins \(3-14-23\)](#)
6. [23-0169](#) Resolution authorizing and directing the Executive Director to enter into a contract with Ayres Associates for providing Planning Services relative to the United States Environmental Protection Agency (USEPA) Community-Wide Brownfields Assessment Grant in an amount not to exceed \$80,000.  
**Attachments:** [Grant Planning Services -Brownfield Planning Prop - Ayres](#)  
[CDA Res 1441-Ayres - EPA Brownfield Site Assessment Grant-\\$80,000 \(3-14-2](#)
7. [23-0174](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.  
**Attachments:** [SB Friedman - Scope of Service 3-14-23](#)  
[CDA Res. 1442 - S.B. Friedman -Financial Consultant \\$25,000 \(3-14-23\)](#)
8. [23-0170](#) Discussion on the property located at 6771 W. National Ave. and 67\*\* W. Mitchell St. (Tax Key No. 453-0564-003 and portions of Tax Key No. 454-0251-004)
9. [23-0171](#) Discussion on the redevelopment of 92nd and Greenfield Avenue (Former St. Aloysius Church and School).
10. [23-0172](#) Discussion on the redevelopment of 116th and Morgan Avenue.
11. [23-0175](#) Discussion on the redevelopment of the 6400 block of W. Greenfield Ave.

12. [22-0584](#) 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.
  - k. 92nd St.and Greenfield Ave. - Former St. Aloysius

*For agenda items, 3,5,8,-11, 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.