



City of West Allis

Meeting Agenda

Community Development Authority

Wednesday, April 2, 2025

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. [25-0111](#) March 5, 2025 (draft minutes)
Attachments: [March 5, 2025 \(draft minutes\)](#)
2. [25-0112](#) Annual Election of Chairperson and Vice-Chairperson.
3. [25-0113](#) Discussion on the proposed redevelopment by F-Street at 92nd and Greenfield Ave.
4. [25-0114](#) Resolution to approve a Letter of Intent between the Community Development Authority of the City of West Allis and F-Street for the property at 1405 S. 92 St. (450-0502-000).
Attachments: [CDA Res. No. 1492 - Letter of Intent - F-Street \(4-2-25\)](#)
[Exhibit A -LOI - City of West Allis & F-Street](#)
5. [25-0115](#) Resolution to approve an Assignment of an Offer to Purchase from F-Street to the West Allis Community Development Authority for the property at 1405 S. 92 St. (450-0502-000).
Attachments: [CDA Res. No. 1493 - Assignment - Offer to Purchase - F-Street - 1405 S. 92 St.](#)
[Notice of Assignment](#)
6. [25-0116](#) Resolution to approve the Executive Director to obtain legal counsel to assist with redevelopment and real estate services up to \$50,000.
Attachments: [CDA Res. No. 1494 - Legal Counsel - Redevelopment and Real Estate Services](#)
7. [25-0117](#) Discussion on proposed temporary use of the parking lot at 68th and Mitchell by Southeastern Wisconsin Association of Pickleball.
Attachments: [Final Proposal for Southeastern WI Assoc. of Pickelball](#)
8. [25-0118](#) Discussion regarding 6771 W. National Ave.

D. MATTERS FOR DISCUSSION/ACTION

9. [25-0012](#) 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 3-8 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.