



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, November 11, 2025

5:30 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [25-0448](#) October 14, 2025 (draft minutes)

Attachments: [October 14, 2025 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0467](#) Resolution to approve a Purchase and Sale and Development Agreement between the Community Development Authority and F Street 92, LLC, for the property at 1405 S. 92 St.

Attachments: [CDA Res. No. 1513 - Purchase & Sale & Development Agreement - F Street 92](#)

3. [25-0468](#) Resolution to grant an easement for We Energies to supply electric service to the property at 1405 S. 92nd St. at the former St. Aloysius site.

Attachments: [CDA Res. No. 1515 - Easement 1405 S. 92 St. \(11-11-25\)](#)
[1405 S 92nd ST Easement Request](#)

4. [25-0469](#) Discussion regarding the former Motor Castings properties and surrounding area, near S. 65 St. and W. Washington St.

5. [25-0473](#) Resolution to approve the First Amendment to Real Estate Purchase agreement with Seth E. Dizard Esq. for the acquisition of the former Motor Castings Company site.

Attachments: [CDA Res. No. 1517 - First Amendment - Motor Castings \(11-11-25\)](#)
[First Amendment to Real Estate Purchase Agreement \(11-11-25\) Signed](#)

6. [25-0472](#) Resolution to approve an amendment to allow for additional services with Foley & Lardner for legal counsel services not to exceed \$50,000 to assist with redevelopment and real estate acquisition of the former Motor Castings Company site.

Attachments: [CDA Res. No. 1516 - Legal Counsel - Redevelopment and RE Services \(11-11-](#)

7. [25-0470](#) Resolution to consider establishing the 2026 payment standards for the housing choice voucher program, effective January 1, 2026.
- Attachments:** [CDA Res. No. 1512 - Proposed 2026 Payment Standards](#)
[HUD Published FY 2026 Fair Market Rent — Calc for Milw-Waukesha, WI MSA](#)
8. [25-0471](#) Resolution to approve a contract with Allison Curtain, Barchetta Real Estate Group, to provide services related to 6771 W. National Ave.
- Attachments:** [CDA Res. No. 1514 - Legal Counsel - Barchetta Group \(11-11-25\)](#)
9. [25-0474](#) Discussion related to energy efficiency improvements to Beloit Road Senior Housing.
- Attachments:** [Beloit Senior Apts Green Homeowners United IRA HOMES HEAR multi-family s](#)
10. [25-0012](#) Consideration relative to Report on Redevelopment Initiatives:
- 84th & Greenfield/TIF Number Eleven
 - 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - The Market/TIF Number Fifteen
 - S. 70th St. & W. Washington St. Corporate Office Corridor Plan/ TIF Number Sixteen
 - S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor / TIF Number Seventeen
 - Novonesis Expansion/TIF Number Eighteen
 - 86th and National/TIF Number Nineteen
 - 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
 - Hwy. 100 Corridor
 - Beloit Road Senior Housing Complex
 - W. National Ave. Corridor
 - Motor Castings Site – 1323 S. 65 St.
 - 116th & Morgan Ave.

For agenda items 2, 4, 5, 6 and 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.

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, November 11, 2025, at 5:30 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.