



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.



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, October 14, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 5 - Danna Kuehn, Martin J. Weigel, Richard Badger, Thomas Medley, Wayne Clark

Excused 2 - Gerald C. Matter, Michael Suter

Others Attending

Ald. Haass

Staff

Patrick Schloss, Economic Development, Executive Director

Steve Schaer, Director of Planning and Zoning

Carson Coffield, Economic Development Specialist

Jason Kaczmarek, Finance Director/Comptroller

C. APPROVAL OF MINUTES

1. [25-0399](#) September 30, 2025 (draft minutes)

Attachments: [September 30, 2025 \(draft minutes\)](#)

Ald. Weigel moved to approve this matter, Badger seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0376](#) Public Hearing seeking public comment and consideration of proposed changes to the CDA's Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [Affidavit of Publication](#)
[Notice of Public Hearing](#)

Vice-chair Wayne Clark opened the Public Hearing.

Steve Schaer presented on this matter, reviewed the goals and an overview of the program.

This matter was Discussed.

3. [25-0377](#) Resolution to approve amendment to the CDA's Annual Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [CDA Res No. 1511 -2026 Annual HCV plan - Section 8 HCV \(10-14-25\)](#)
[CDA Res.No. 1511 -2026 Annual HCV plan - Section 8 HCV \(10-14-25\) signed](#)
[Exhibit A - 10.08.25 Updated 2026 Annual Plan](#)
[Exhibit B - 10.08.25 Updated Certification by State Official](#)
[Exhibit C - Civil Rights Certification 50077-ST-HCV-HP](#)

Ald. Kuehn moved to approve this matter, Badger seconded, motion carried by the following vote:

Aye: 5 - Kuehn, Weigel, Badger, Medley, Clark

No: 0

4. [25-0410](#) Discussion regarding the status of the Purchase and Sale and Development Agreement for the former St. Aloysius property located at 1405 S. 92 St.

Patrick Schloss presented an overview of this matter and shared there is improved changes to the exterior material on the building.

This matter was Discussed in both Open and Closed Session.

5. [25-0411](#) Discussion regarding the property located at 9220 W. Greenfield Ave.

Patrick Schloss presented the status and history of the property.

This matter was Discussed in both Open and Closed Session.

6. [25-0412](#) Discussion regarding the status of the former Motor Castings properties located within the S. 65 St. and W. Washington St. Corridor.

Patrick Schloss presented, reviewing the status of the property and environmental testing taking place.

This matter was Discussed in both Open and Closed Session.

7. [25-0413](#) Discussion regarding request for proposed borings within CDA owned parking lot located at 6545 W. Washington St.

Patrick Schloss presented.

This matter was Discussed in both Open and Closed Session.

8. [25-0414](#) Discussion regarding the 81st and W. National Ave. Corridor.

This matter was Discussed in both Open and Closed Session.

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.

At 6:25 p.m., a motion was made by Ald. Weigel, seconded by Badger to go into closed session to discuss items 4-8 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session at 6:58 p.m.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Kuehn to adjourn at 6:58 p.m.



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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.

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1513
DATE ADOPTED: NOVEMBER 11, 2025

Resolution to approve a Purchase and Sale and Development Agreement between the Community Development Authority and F Street 92, LLC, for the property located at 1405 S. 92 St.

WHEREAS, F Street 92, LLC (the “Developer”) has acquired, through a land contract with the Community Development Authority of the City of West Allis (the “Authority”), approximately 3 acres of property known as the former St. Aloysius Church and School site at 1405 S. 92nd St. in the City of West Allis (the “Property”) for the construction of 21-unit garden-style townhome apartment buildings and a 105-unit mid-rise apartment development with an estimated development budget of \$37 million; and,

WHEREAS, the Community Development Authority of the City of West Allis (the “Authority”) wishes to encourage economic development, eliminate blight, expand the City’s tax base, and foster job creation for the City through the development of the Property; and,

WHEREAS, F Street 92, LLC and/or its assigns plans on preparing the Property by splitting the site into two parcels that will include two phases (the “Project”): one phase of 21-unit garden-style townhome apartment buildings with 22 covered garages, 22 driveway parking spaces, and 25 surface parking spaces; the second phase includes a multi-story, multi-family, mid-rise apartment building with 105 units, 70 covered underground parking spaces, and 63 surface parking spaces; and

WHEREAS, the Project will include amenities such as a dog exercise area, community and fitness rooms, grill stations, and balconies; and,

WHEREAS, the development of the Project would not occur without the benefits to be provided to the Developer through Tax Incremental Financing from Tax Increment District #21 – 92 and Greenfield, as set forth in the Purchase and Sale and Development Agreement.

NOW THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that it hereby approves as follows:

1. A Purchase and Sale and Development Agreement and its assigns, for development of the property located at 1405 S. 92nd St.
2. The Economic Development Executive Director, with the approval of the City’s Director of Finance, or their designees, is authorized and directed to take any actions on behalf of the Authority necessary to execute the Purchase and Sale and Development Agreement.
3. The Economic Development Executive Director, with the approval of the Finance Director, or their designees, is authorized and directed to take all other actions necessary to effectuate the intent of the project.

4. The Economic Development Executive Director, City Attorney, and Finance Director are authorized to make non-substantive changes to the various provisions of the Purchase and Sale and Development Agreement necessary to complete the transactions contemplated therein, and to prepare and deliver such other documents necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Community Development Authority of the City of West Allis authorizes the Economic Development Executive Director, or designee, to execute and deliver the Purchase and Sale and Development Agreement on behalf of the City of West Allis.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1515
DATE ADOPTED: NOVEMBER 11, 2025

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.

WHEREAS, the Community Development Authority of the City of West Allis owns the property at 1405 S. 92 St., (hereinafter the “Property”) the former St. Aloysius site; and,

WHEREAS, the Authority has entered a Land Contract with F Street 92, LLC in April of 2025 for the property and is currently proposing a Development Agreement with F Street 92, LLC to construct a multi-family development at the Property; and,

WHEREAS, We Energies will be the provider of electrical service to the Property and to do so requires an easement for the electrical service to the Property and proposed development; and,

WHEREAS, We Energies is the only power supplier in the City; and,

WHEREAS, the City Engineer recommends the city grant the easement for electric services for the development site.

NOW THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that it hereby grants an easement as described in the attached easement document to We Energies for electric service to 1405 S. 92nd St.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the contract, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the City Engineer are authorized, on behalf of the City and the Community Development Authority, to execute the aforesaid easement agreement.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

**DISTRIBUTION EASEMENT
OVERHEAD AND UNDERGROUND**

Document Number

WR NO. **5108678** IO NO. **75664**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **the Community Development Authority of City of West Allis, "Vendor"** and **F Street 92, LLC, "Purchaser"**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as **Parcel 2 of Certified Survey Map No. 7778**, Recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on July 3, 2006, as Document No. 09262783, Being a Redivision of Part of Block 1 and Lots 1 through 6 and 11 through 17 in Block 8 and the Vacated West Orchard Street (Formerly Park Ave.) in Zingen and Braun's Fair Park, a Part of the Northeast ¼ of the **Northeast ¼ of Section 5, Township 6 North, Range 21 East**, in the City of West Allis, Milwaukee County, Wisconsin.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM P277
PO BOX 2046
MILWAUKEE, WI 53201-2046

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

450-0502-000
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

Grantor:

By: _____

(Print name): _____ Vendor

Acknowledged before me in _____ County, Wisconsin, on _____, _____,
by _____, Vendor.

Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

Grantor:

By: _____

(Print name): _____ Purchaser

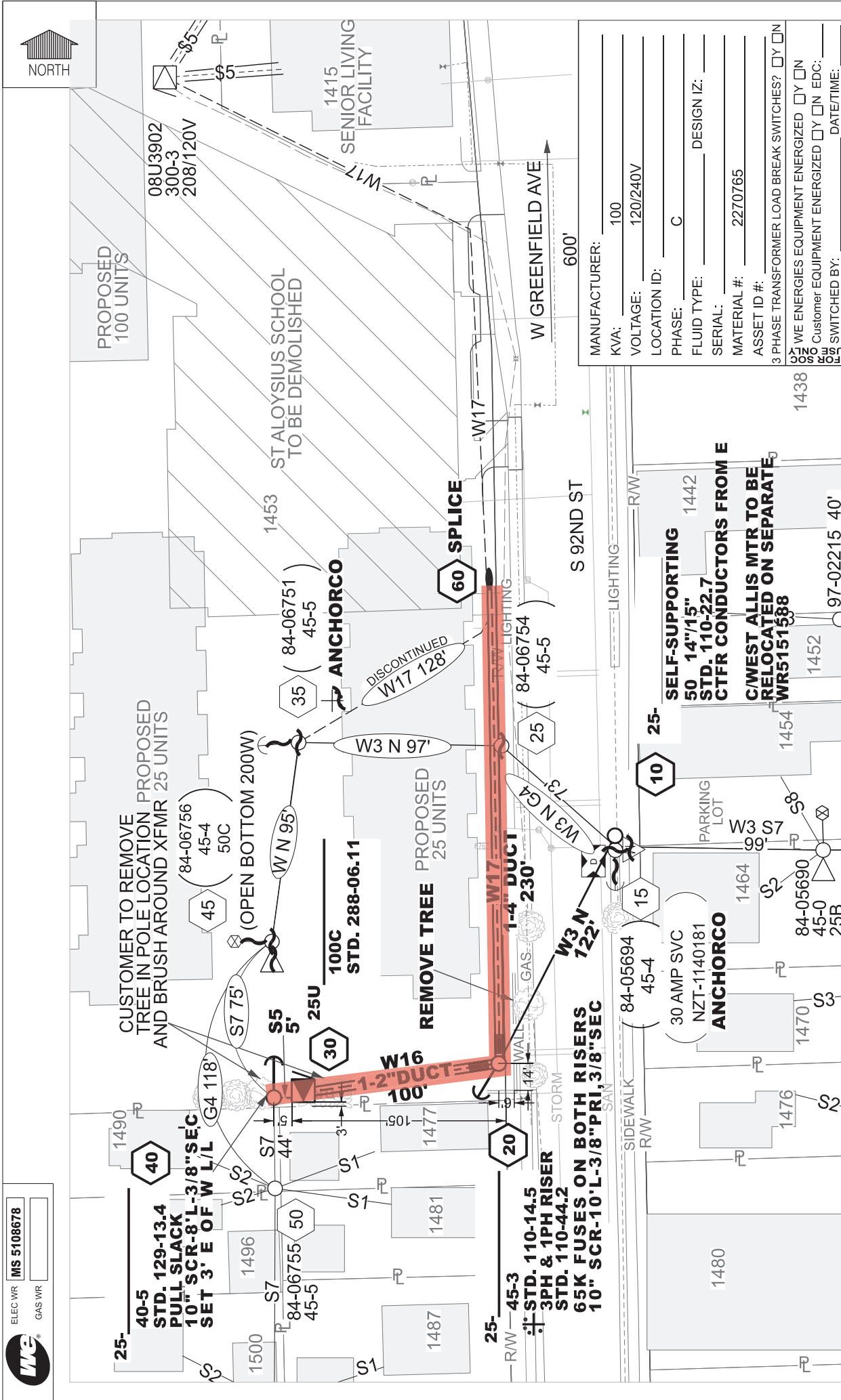
Acknowledged before me in _____ County, Wisconsin, on _____,
by _____, Purchaser.

Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____



COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 1517
DATE ADOPTED November 11, 2025

Resolution to approve the First Amendment to the Real Estate Purchase Agreement with Seth E. Dizard, ESQ, for the former Motor Castings Company site.

WHEREAS, the Authority and Seth E. Dizard are parties to a Real Estate Purchase Agreement effective as of September 10, 2025 (the "Purchase Agreement"), pursuant to which Company agreed to sell, and Purchaser agreed to buy, approximately 5.98 acres of property in the City of West Allis, County of Milwaukee, as more particularly described in the Purchase Agreement (the "Property");

WHEREAS the initial due diligence period expires on November 9th, 2025; and,

WHEREAS the Authority desires to conduct additional due diligence and an extension to the Purchase Agreement is required to complete the necessary work and review of the Property; and,

WHEREAS, Staff is recommending an extension until January 8, 2026, and the additional deposit of \$10,000 for the extension; and,

WHEREAS the Authority is hereby granting the Executive Director authorization to negotiate, execute, deliver and perform obligations necessary to amend the Purchase Agreement, of which a draft First Amendment is hereby attached as Exhibit 1.

NOW, THEREFORE BE IT RESOLVED by the Community Development Authority of the City of West Allis hereby approves the First Amendment to the Real Estate Purchase Agreement with Seth E. Dizard, ESQ, for the former Motor Castings Company site, and.

Be It Further Resolved, the Authority approves the following:

1. That the Executive Director, or designee, with the approval of the City Attorney, or designee, is hereby authorized and directed to negotiate, execute, deliver, and perform obligations under all documents in connection with the attached Amendment to Real Estate Purchase Agreement agreements, working capital agreements, grant agreements, and financing statements.

2. That the Executive Director, or his designee, with the approval of the City Attorney, or his designee, is hereby authorized and directed to take any and all other actions on behalf of the Community Development Authority of the City of West Allis which they deem necessary or desirable in connection with the Project including, without limitation, negotiating, executing, delivering, and performing obligations under any and all documents in connection with the Property including, without limitation, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, and assignment agreements.

3. That the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of any and all loan commitments, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental agreements, indemnification agreements, land use restriction agreements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary and proper to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT (this “**Amendment**”) is dated and effective as of November 7, 2025, by and between **COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS** (“**Purchaser**”), and **SETH E. DIZARD, ESQ.**, as Wis. Stats. Chapter 128 Receiver (“**Receiver**”) of **MOTOR CASTINGS COMPANY**, a Wisconsin corporation (“**Company**”).

RECITALS

WHEREAS, Purchaser and Company are parties to that certain Real Estate Purchase Agreement effective as of September 10, 2025 (the “**Purchase Agreement**”), pursuant to which Company agreed to sell, and Purchaser agreed to buy, approximately 5.98 acres of property in the City of West Allis, County of Milwaukee, as more particularly described in the Purchase Agreement (the “**Property**”);

WHEREAS, the initial Inspection Period expires on November 9, 2025; and

WHEREAS, the parties hereto now desire to amend the Purchase Agreement on the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IT IS AGREED AS FOLLOWS:

1. Defined Terms. All capitalized terms used but not defined in this Amendment shall have the meanings ascribed to them in the Purchase Agreement.

2. Extension of Inspection Period. Section 7(a)(iii) of the Purchase Agreement is hereby amended to provide that the first extension of the Inspection Period shall expire on January 8, 2026 (the “**First Extension Period**”); and the second extension of the Inspection Period, if exercised by Purchaser, shall expire on March 9, 2026 (the “**Second Extension Period**”).

3. Exercise of First Extension. Purchaser hereby exercises its right to extend the Inspection Period for the First Extension Period. Within three (3) business days from the effective date of this Amendment, Purchaser will deposit the first extension deposit of \$10,000.00 with Escrow Agent.

4. Effect of Amendment. In the event of any conflicts or inconsistencies between the terms and provisions of this Amendment and those of the Purchase Agreement, the terms and provisions of this Amendment shall govern and control to the extent of such conflict or inconsistency. Except as modified by this Amendment, the terms and conditions of the Purchase Agreement shall remain unchanged and shall remain in full force and effect and are hereby ratified and confirmed. All references to the Purchase Agreement shall be deemed to refer to the Purchase Agreement as amended by this Amendment.

5. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. Counterparts. This Amendment may be executed in counterparts, each of which when so executed and delivered (including by e-mail) shall be deemed an original, and all of which counterparts, taken together, shall be deemed one complete document. Facsimile, electronic, and scanned signatures on this Amendment shall be binding upon the parties hereto.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first set forth above.

PURCHASER:

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF WEST ALLIS**

By: _____
Patrick Schloss, Executive Director

COMPANY:

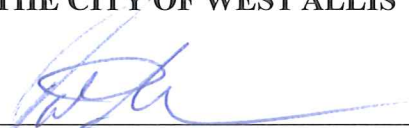
MOTOR CASTINGS COMPANY,
a Wisconsin corporation

By:  _____
Seth E. Dizard, Wis. Stats. Chapter 128
Receiver

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first set forth above.

PURCHASER:

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF WEST ALLIS**

By: 
Patrick Schloss, Executive Director

COMPANY:

MOTOR CASTINGS COMPANY,
a Wisconsin corporation

By: _____
Seth E. Dizard, Wis. Stats. Chapter 128
Receiver

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1516
DATE ADOPTED: November 11, 2025

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.

WHEREAS, on April 2, 2025 thru Resolution 1494, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract to assist for legal counsel and real estate services and that contract totaled an amount not to exceed \$50,000; and,

WHEREAS, the CDA is nearing fulfilling the previous \$50,000 total and there is still much work to do as it relates to additional negotiations and documentation in light of complicating environmental issues; and,

WHEREAS, the CDA is responsible for overseeing redevelopment activities and promoting the economic growth of the City of West Allis; and,

WHEREAS, the CDA has identified various redevelopment projects and real estate transactions that require legal counsel and expertise to navigate the legal complexities involved; and,

WHEREAS, the Executive Director of the CDA is empowered to make recommendations regarding the need for professional services to advance the mission and goals of the CDA; and,

WHEREAS, legal counsel specializing in redevelopment and real estate matters is necessary to ensure compliance with local, state, and federal laws, as well as to protect the best interests of the City and the CDA in all related transactions; and

WHEREAS, the Executive Director has identified qualified legal counsel who can assist with the legal aspects of redevelopment and real estate services and recommends retaining such counsel to provide the necessary support.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis, that the Executive Director is hereby authorized and directed to 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.

BE IT FURTHER RESOLVED that the Executive Director, in cooperation with the City Attorney, is authorized to negotiate and enter into agreements with the selected legal counsel, subject to the terms and conditions deemed appropriate, and to take all necessary actions to secure the legal services required for these activities.

BE IT FURTHER RESOLVED that the funding for the legal counsel will be Tax Increment District Number Seven and the City's Environmental Protection Agency Brownfield Site Assessment Grant Funds.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1512
DATE ADOPTED: NOVEMBER 11, 2025

Resolution to consider establishing the 2026 payment standards for the housing choice voucher program, effective January 1, 2026.

WHEREAS, the Community Development Authority (CDA) of the City of West Allis administers the Housing Choice Voucher (HCV) Program in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations, to provide rent assistance to individuals that are income eligible;

WHEREAS, on October 1, 2025, HUD's published FY 2026 Fair Market Rents (FMR's) for Milwaukee County became effective;

WHEREAS, the CDA of the City of West Allis uses the published FMR's as a guide to establish Payment Standards per bedroom size for the Housing Choice Voucher Program;

WHEREAS, the Payment Standards are used to calculate the monthly Housing Assistance Payment (HAP) that the CDA of the City of West Allis pays to an owner on behalf of a family;

WHEREAS, HUD regulations allow the CDA of the City of West Allis to establish Payment Standards between 90% and 110% of the published FMR's without obtaining HUD approval;

WHEREAS, the CDA of the City of West Allis must ensure that HCV program participants will be able to find safe, decent, and affordable units within the Payment Standards established;

WHEREAS, the Executive Director hereby recommends the Payment Standards be set to 110% of the published FY 2026 Fair Market Rents;

Bedroom Size	2025 Fair Market Rents	2025 Payment Standard	2026 Fair Market Rents	% of 2026 FMR	2026 Proposed Payment Standard
0	\$939	\$1,032	\$1,027	110%	\$1,129
1	\$1,056	\$1,161	\$1,119	110%	\$1,230
2	\$1,257	\$1,382	\$1,338	110%	\$1,471
3	\$1,558	\$1,713	\$1,648	110%	\$1,812
4	\$1,701	\$1,871	\$1,784	110%	\$1,962

NOW, THEREFORE, BE IT RESOLVED that the CDA of the City of West Allis, under Federal Housing and Urban Development regulations, is authorized to implement these new Payment Standards for the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED that the Community Development Authority of the City of West Allis hereby authorizes the establishment of the amended 2026 Payment Standards based on the 2026 Fair Market Rents, as stated above. This Resolution shall be effective January 1, 2026.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority



FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Milwaukee-Waukesha, WI MSA FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,027	\$1,119	\$1,338	\$1,648	\$1,784
FY 2025 FMR	\$939	\$1,056	\$1,257	\$1,558	\$1,701

Milwaukee County, WI is part of the Milwaukee-Waukesha, WI MSA, which consists of the following counties: Milwaukee County, WI; Ozaukee County, WI; Washington County, WI; and Waukesha County, WI. All information here applies to the entirety of the Milwaukee-Waukesha, WI MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2026 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2026.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD calculates a recent mover adjustment factor by comparing an ACS 2023 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2019-2023 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2024, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $W_{2024} = 0.643$ assigned to the private gross rent factor and $(1 - W_{2024}) = 0.357$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2024 to FY2026, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2026.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum**: FY2026 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to

the level of the State minimum.

7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2026 FMRs may not be less than 90% of FY2025 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2023 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Milwaukee-Waukesha, WI MSA.

Area	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Milwaukee-Waukesha, WI MSA	<u>\$1,060</u>	\$8	$\frac{\$8}{\$1,060} = 0.00755$	6	$0.00755 < .5$ $6 \geq 4$ Use ACS ₂₀₂₃ 5-Year Milwaukee-Waukesha, WI MSA 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₂₃ Margin of Error Ratio is less than .5, HUD uses the ACS₂₀₂₃ Milwaukee-Waukesha, WI MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2026 Base Rent
Milwaukee-Waukesha, WI MSA	\$1,060

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography

containing Milwaukee-Waukesha, WI MSA that has an ACS₂₀₂₃ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Milwaukee-Waukesha, WI MSA – ACS 1-year recent mover 2 Bedroom	\$1,189	\$68	0.057	4	$0.057 < .5$ $4 \geq 4$ Use ACS ₂₀₂₃ 1-Year Milwaukee-Waukesha, WI MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Milwaukee-Waukesha, WI MSA is as follows:

ACS ₂₀₂₃ 5-Year Area	ACS ₂₀₂₃ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Milwaukee-Waukesha, WI MSA – All Bedroom	\$1,060	\$1,189

Area	Ratio	Recent-Mover Adjustment Factor
Milwaukee-Waukesha, WI MSA	$\frac{\$1,189}{\$1,060} = 1.122$	$1.1217 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.1217

3. **Inflation Adjustment Factor Calculation**

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Milwaukee-Waukesha, WI MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Milwaukee-Waukesha, WI MSA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2024 Inflation Adjustment Factor for Milwaukee-Waukesha, WI MSA					
	R₂₀₂₄ = Shelter Rent Change, 2023 to 2024	U₂₀₂₄ = CPI Annual Utilities Change, 2023 to 2024	C₂₀₂₄ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R₂₀₂₄ × (1- C₂₀₂₄) + U₂₀₂₄ × C₂₀₂₄)	Inflation Factor Type
P₂₀₂₄ = Private Inflation Factor	1.04598	1.01466	0.15785	(1.04598 * 0.84215) + (1.01466 * 0.1578) = 1.04103	Local
CPI₂₀₂₄ = CPI Inflation Factor	1.06453	1.01466	0.18323	(1.06453 * 0.8168) + (1.01466 * 0.1832) = 1.0554	Region

The 2024 Gross Rent Inflation Factor for Milwaukee-Waukesha, WI MSA is computed as follows:

$$\begin{aligned}
 &= \text{CPI}_{2024} \times (1 - \text{W}_{2024}) + \text{P}_{2024} \times \text{W}_{2024} \\
 &= (1.0554 \times 0.356965956) + (1.04103 \times 0.643034044) \\
 &= (0.376742) + (0.669418) \\
 &= \mathbf{1.04616}
 \end{aligned}$$

4. Trend Factor Adjustment

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2024 to 2026 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2026.

Trend Factor		Trend Factor Type
Trend Factor	1.07569	Region

5. Combination of Factors

The FY 2026 2-Bedroom Fair Market Rent for Milwaukee-Waukesha, WI MSA is calculated as follows:

Area	Base Rent	Recent-Mover Adjustment Factor	Annual 2023 to 2024 Gross Rent Inflation Adjustment	Trending 2024 to FY2026	FY 2026 2- Bedroom FMR
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Milwaukee- Waukesha, WI MSA	\$1,060	*	1.1217	*	1.04616	*	1.07569	=	\$1,338
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6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2026 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2026 2-Bedroom FMR	FY 2026 Wisconsin State Minimum	Final FY2026 2-Bedroom FMR
Milwaukee- Waukesha, WI MSA	\$1,338	\$973	\$1,338 ≥ \$973 Use Milwaukee- Waukesha, WI MSA FMR of \$1,338

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2026 FMRs By Unit Bedrooms					
	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FY 2026 FMR	\$1,027	\$1,119	\$1,338	\$1,648	\$1,784

8. **Comparison to Previous Year**

The FY2026 FMRs for each bedroom size must not be below 90% of the FY2025 FMRs.

	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
FY2025 FMR	\$939	\$1,056	\$1,257	\$1,558	\$1,701
FY2025 floor	\$846	\$951	\$1,132	\$1,403	\$1,531
FY 2026 FMR	\$1,027	\$1,119	\$1,338	\$1,648	\$1,784
Use FY2025 floor for FY2026?	No	No	No	No	No

Final FY2026 Rents for All Bedroom Sizes for Milwaukee-Waukesha, WI MSA

Final FY 2026 FMRs By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2026 FMR	\$1,027	\$1,119	\$1,338	\$1,648	\$1,784

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn?&year=2026&fmrtype=Final&selection_type=county&fips=5507999999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Adams County, WI
▲

Ashland County, WI
●

Barron County, WI

Bayfield County, WI

Brown County, WI
▼

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2026 Metropolitan FMR Area:

Milwaukee-Waukesha, WI MSA

▼

Select Metropolitan FMR Area

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Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1514
DATE ADOPTED: November 11, 2025

Resolution to approve a contract with Allison Curtin, Barchetta Real Estate Advisory, to provide services related to 6771 W. National Ave.

WHEREAS, the Community Development Authority of the City of West Allis (“CDA”) is the owner of certain real property located at 6771 West National Avenue within the City of West Allis; and

WHEREAS, the CDA desires to facilitate the redevelopment and productive reuse of the property consistent with the goals of the City’s strategic and redevelopment plans; and

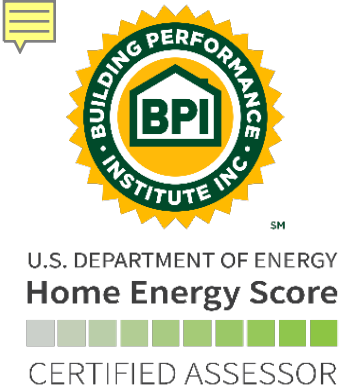
WHEREAS, FIRE NMTC Group has expressed interest in assisting in facilitating the redevelopment of the property and has requested to engage Barchetta Real Estate Advisory to provide professional real estate advisory services in connection with the project; and

WHEREAS, the CDA finds that allowing FIRE NMTC Group to engage Barchetta Real Estate Advisory, and entering into a corresponding agreement with Barchetta Real Estate Advisory to formalize such arrangement, will assist in advancing redevelopment efforts at 6771 West National Avenue and serve a public purpose consistent with the CDA’s mission.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that the CDA hereby authorizes and directs its Executive Director to prepare and execute, on behalf of the CDA, a Contract for Professional Services with Barchetta Real Estate Advisory, in a form approved by the City Attorney, granting permission for FIRE NMTC Group to utilize Barchetta Real Estate Advisory’s services in connection with the CDA-owned property located at 6771 West National Avenue; and

BE IT FURTHER RESOLVED that the Executive Director, in cooperation with the City Attorney, is authorized to negotiate and enter into agreements with the selected legal counsel, subject to the terms and conditions deemed appropriate, and to take all necessary actions to secure the legal services required for these activities.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority



IRA Rebates: No-Cost Energy Efficient Upgrades for Beloit Road Senior Apartments



*The only woman-owned, unionized (LIUNA), residential energy-efficiency & economic-modeling, lead-certified, IRA registered primary contractor in Wisconsin!
We advocate, insulate, organize and energy assess to help you fight climate change at home!*



Inflation Reduction Act (IRA) rebates

- ▶ For multi-family housing like Beloit Road Senior Apartments (BRSA), hundreds of thousands in no-cost energy efficiency upgrades are available.
- ▶ BRSA is categorically eligible for the full rebate amounts because of LIHTC status.
- ▶ Focus is primarily insulation, air sealing, and upgraded electrical panels, but other measures may be covered (i.e., water heaters, heat pump air conditioner).



Process

- ▶ **Income Qualification:** Beloit Road Senior Apartments completes a quick and easy online income qualification application for each building, submitted to Focus on Energy. Green Homeowners United staff can assist.
 - ▶ Information needed includes ownership entity information, FEIN, # of units /occupied units in the building, and documentation proving LIHTC status.
- ▶ **Energy Assessment:** Green Homeowners United will complete the required no-cost energy assessment with minimal tenant inconvenience.
- ▶ **Work scope and approval:** Work scope agreed upon, then submitted to Focus on Energy for approval.
- ▶ **Work completed:** Once approved, work is scheduled and completed.

Why insulate the basement?

- ▶ Concrete is a great building material, but a terrible insulator. All newly built homes are required by code to have insulated basements, 2000s on.
- ▶ Uninsulated basements make HVAC systems work harder, increasing bills, while also making it more uncomfortable.
- ▶ Rigid insulation sealed with spray foam is a vapor barrier, in fact, it is the only state code approved method of vapor barrier. It can reduce moisture in the basement from condensation or water vapor.



Green Homeowners United, LLC is confident that the IRA rebate programs (via Focus on Energy) will pay for our proposed work 100%. If not, there is no obligation to proceed.

Green Homeowners United, LLC is a West Allis-based company, leading the industry in IRA work and paying union workers Davis-Bacon Act wages.

Thank you for listening!

Any questions?

Kevin Kane
Chief Economist

Green Homeowners United
414 550 8280

Kevin@GreenHomeownersUnited.com

Or,

[April Hartman, Program Administrator](mailto:April@greenhomeownersunited.com)

[608-469-2971](tel:608-469-2971)

april@greenhomeownersunited.com