



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, September 30, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 7 AND TAX INCREMENTAL DISTRICT NO. 21 AND REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [25-0375](#) September 9, 2025 (draft minutes)

Attachments: [September 9, 2025 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0351](#) Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 7.

Attachments: [Legal Notice of Hearing and JRB](#)
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

3. [25-0352](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Legal Notice of Hearing](#)
[Affidavit of Publication \(9-10-25 & 9-17-25\)](#)

4. [25-0353](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 7.

Attachments: [DRAFT West Allis TID 7 Project Plan Amendment 09.10.25](#)
[CDA Res. No. 1508 -TID 7 \(9-30-25\)](#)

5. [25-0355](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

Attachments: [DRAFT West Allis TID 21 Project Plan 09.10.25](#)
[CDA Res. No. 1509 - TID 21 \(9-30-25\)](#)

6. [25-0383](#) Discussion regarding progress at 6771 W. National Ave.
7. [25-0384](#) Resolution approving a temporary storage agreement with Ope! Brewing Company for the use of a portion of the property located at 6771 W. National Ave.

Attachments: [CDA Res. No. 1510 - Temporary Storage Agreement - Ope! Brewing Co. \(9-30-Temporary Storage Agreement 9-30-25](#)

8. [25-0385](#) Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts.

Attachments: [TID Report 2025](#)

For agenda items 2-7 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, September 30, 2025, 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.