

**COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS  
AMENDED PROCEED ORDER #3**

TO: **FOLEY & LARDNER LLP**

DATE: **FEBRUARY 10-2026**

PROJECT: **CONDEMNATION OF THE FORMER MOTOR CASTINGS COMPANY SITE**

In accordance with Resolution No. 1533 and the Agreement for Professional Services dated May 9, 2025 (the "Agreement"), you are directed to proceed with work on the Project as outlined below:

Work: Scope dated 2/6/26

Estimate: \$90,000 (per approved Resolution No. 1533)

Schedule: Work to commence immediately. To be completed as part of the Basic Services under the Agreement.

This Work Order, including any attachments, is incorporated into the Agreement. All work defined in this Work Order and payment therefore shall be performed in accordance with the terms and conditions of the Agreement, unless otherwise modified herein. Any modification(s) of this Work Order is subject to approval and acceptance pursuant to the Agreement.

Issued:

Received and Approved:

By: DocuSigned by:  
Patrick Schloss  
6306A3E6440A46E...

By: Signed by:  
Bruce Keys  
381167CA3D04412...

Title: Economic Development Executive Director of Counsel, Foley & Lardner

Date: 2/12/2026

Date: 2/17/2026

ATTACHMENTS:  
Scope of Services

COMPTROLLER'S CERTIFICATE  
Countersigned this 2/12/2026,  
and I certify that the necessary funds have been provided to pay the liability that may be incurred by the City of West Allis under this Contract.

DocuSigned by:  
Jason Kaczmarek  
FF6AD1194F98640...  
Jason Kaczmarek,  
Director of Finance//Comptroller

COMMUNITY DEVELOPMENT  
AUTHORITY CITY OF WEST ALLIS  
RESOLUTION NO: 1533  
DATE ADOPTED: February 10, 2026

Resolution authorizing and directing the Executive Director to enter into a contract amendment with Foley & Lardner for legal counsel services not to exceed \$90,000, to assist with redevelopment, real estate and remediation of the former Motor Castings Company sites, to be funded thru Tax Increment District #7 and US EPA Brownfield Site Assessment Grant Funds.

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, on November 11, 2025 thru Resolution 1516, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract amendment to assist for legal counsel and real estate services and that contract totaled an amount not to exceed \$50,000; and,

WHEREAS, on January 27, 2026, the CDA, purchased the former Motor Castings properties for \$100 and that was done thru accelerated negotiations with the Receiver, property brokers and Secured Creditor as well as an emergency court hearing, which allowed for the City to be eligible to apply for a US EPA Grant; and,

WHEREAS, now that the CDA owns the Motor Castings properties, there is additional legal work to be done related to residential access agreements, hazardous waste determinations, dividing the site for future development, WDNR coordination and addressing management of remediation 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 allow for additional services with Foley & Lardner for legal counsel services not to exceed \$90,000 to assist with redevelopment, real estate and remediation 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 and or proceeds from US EPA Revolving Loan Program funds.

Approved: \_\_\_\_\_



Patrick Schloss, Executive Director  
Community Development Authority



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CLIENT/MATTER NUMBER  
144659-0101

February 6, 2026

**VIA EMAIL**

[smueller@westalliswi.gov](mailto:smueller@westalliswi.gov)

Mr. Shaun Mueller  
Development Project Manager/Economic Development  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214

Re: Condemnation of Property in West Allis, Wisconsin  
2026 Proposed Budget for Legal Fees

Dear Shaun:

Per your request for anticipated legal costs for 2026, we propose a budget of \$87,500 for approval by the Community Development Authority. The proposal includes forward looking tasks and tasks associated with the completion of the purchase of the Motor Castings Property.

(1) *Forward Looking* – estimated \$60,000. As you know, there are several variables, but our primate tasks include:

- Residential access agreements
- Hazardous waste determination
- Dividing the site into two BRRTS sites for phasing the development
- Coordinating with the Wisconsin Department of Natural Resources regarding potential responsible party engagement (Dalton), if needed
- Addressing management of remediation issues in context of development; this would supplement a typical cooperation and development agreement

(2) *January Budget – Motor Castings Property Purchase* – estimated \$27,500. As you know, we had to act with urgency in January close on the purchase of the Motor Castings property prior to the due date for the U.S. Environmental Protection Agency grant applications. That resulted in accelerated negotiations with the Receiver, the property brokers, and the Secured Creditor (New Dalton Foundry, LLC), preparations with Ramboll for a court appearance, and participation in the emergency hearing to approve the sale, all in addition to traditional survey, title and real estate closing needs. We estimate the resulting fees to exceed the prior budget by \$27,500.



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Please let me know if you need additional information or further breakdown of these estimates.

Very truly yours,

A handwritten signature in black ink, appearing to read "B. Keyes", with a long horizontal flourish extending to the right.

Bruce A. Keyes

cc: Patrick Schloss  
Kail Decker