



**Economic Development**  
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October 7, 2025

Dear Honorable Mayor and  
Members of the Common Council  
of the City of West Allis:

Attached for your review is the Summary Report of the FY 2024 Tax Increment Financing Districts. The Report provides a detailed financial and operation overview of each of the City's active TIF districts and an historic summary of closed TIFs.

Key highlights of the report include:

- 20 TIF's (12 - open and 8 - closed)
- Over 100 acres of land improved from blighted or environmentally impact conditions
- \$520 million of incremental value
- Over 5,200 jobs created

The report does show a significant change in value between 2023 and 2024 - \$91 million. The change is the result of market conditions, the reassessment of the city, and the impact of equalized value based on the State of Wisconsin Department of Revenue (WIDOR) calculations. However, in a preview of the FY 2025 report, staff have seen an adjustment made by WIDOR to values that will return much of this loss.

In conclusion, Tax Increment District continues to be a significant economic tool to transform the City, address brownfield properties, and cultivate new investment in commercial corridors with residents and businesses. Further, I would like to thank Shaun Mueller, Development Project Manager, and Jason Kaczmarek for their time in providing data, detail, and drafting this report.

If you have any questions or comments, please do not hesitate to call me. I greatly appreciate the continued support in advancing redevelopment and growth within our city.

Respectfully,

Patrick Schloss  
Executive Director, Economic Development

