



City of West Allis

Meeting Agenda

Joint Review Board

Wednesday, August 16, 2023

1:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [23-0513](#) May 24, 2023

Attachments: [May 24, 2023 - AS AMENDED](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0514](#) Review the public record, planning documents and the resolutions passed by the Community Development Authority and Common Council.

Attachments: [CDA Minutes of 6-5-23](#)

[CDA Res. No. 1456 - TIF 19 - Boundaries & Prj Plan \(6-5-23\) signed](#)

[Common Council Minutes of 7-18-23](#)

[Res. R-2023-0504 - SIGNED \(7-18-23\)](#)

[West Allis TID No. 19 Project Plan](#)

[Legal Notice - August 9, 2023 Publication](#)

[Affidavit of Publication \(8-9-23\)](#)

3. [23-0515](#) Resolution Approving the Creation of Tax Incremental District No.19.

Attachments: [Joint Review Board Resolution of 8-16-23](#)

E. ADJOURNMENT



All meetings of the Joint Review Board 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

Joint Review Board

Wednesday, May 24, 2023

4:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

TAX INCREMENTAL DISTRICT NO. 19

A. CALL TO ORDER

The meeting was called to order by Mayor Devine at 4:03 p.m.

B. ROLL CALL

Present 5 - Rep. of Milwaukee County, Rep. of the WA-WM School District, Rep. of Milwaukee Area Technical College, Wayne Clark, Mayor Dan Devine

Others Attending

*Patrick Schloss, Economic Development ,Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist
Jason Kaczmarek, Director of Finance/Comptroller
Todd Taves, Ehlers, Inc.
Arianna Mallon, Ehlers, Inc.
Brian Gerard, Citizen*

C. APPROVAL OF MINUTES

1. [23-0326](#) December 9, 2022

Attachments: [December 9, 2022 \(draft minutes\)](#)

Mr. Clark moved to approve this matter, Mr. Busalacchi, Representative of the Milwaukee Area Technical College seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. [23-0355](#) Appointments (as needed):

a. Public member.

b. Chairperson.

AS AMENDED

A motion was made by Mayor Devine, seconded by Mr. Lexmond, Representative for the West Allis-West Milwaukee School District to appoint Mr. Clark as the Public Member. and Mr. Busalacchi as the Chairperson. The motion carried unanimously.

A motion was made by Mr. Busalacchi, seconded by Mr. Lexmond, Representative for the West Allis-West Milwaukee School District to appoint Mayor Devine as the Chairperson.

The motion carried unanimously.

This matter was Approved.

3. [23-0356](#)

Review responsibilities of the Joint Review Board.

Patrick Schloss presented a brief outline of the responsibilities of the Joint Review Board.

4. [23-0357](#)

Review and discuss draft Project Plan.

Attachments: [West Allis TID No. 19 Project Plan_3rd DRAFT_2023-5-8](#)

[Legal Notice](#)

[West Allis TID No. 19 Project Plan_4th DRAFT_2023-5-15 \(updated\)](#)

Patrick Schloss presented an overview of the proposal.

Mr. Clark questioned how much in taxes would be gained annually, with Mr. Schloss advising \$976,241.00

Jason Kaczmarek stated he is happy the city doesn't have to borrow any upfront funds for this project.

5. [23-0358](#)

Set next meeting date to consider approval of the TID.

A Doodle survey will be sent to schedule the next meeting date.

E. ADJOURNMENT

A motion was made by Mr. Busalacchi, Chairperson and Representative from Milwaukee Area Technical College, seconded by Mr. Lexmond, Representative of the West Allis-West Milwaukee School District to adjourn the meeting at 4:22 p.m. The motion carried unanimously.



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City of West Allis

Meeting Minutes

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Michael Suter
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Monday, June 5, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

SPECIAL MEETING

A. CALL TO ORDER

B. ROLL CALL

Present 6 - Wayne Clark, Donald Nehmer, Kevin Haass, Martin J. Weigel, Gerald C. Matter, Michael Suter
Excused 1 - Karin M. Gale

Others Attending

Ald. Lajsic
John Pechan, Three Leaf Partners
Todd Taves, Ehlers, Inc.
Arianna Mallon, Ehlers, Inc.
Brian Gerard, Citizen, 2189 S. 90 St.

Staff

Patrick Schloss, Economic Development ,Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [23-0361](#) May 9, 2023

Attachments: [May 9, 2023 \(draft minutes\)](#)

Clark moved to approve this matter, Ald. Haass seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0359](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 19, the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Legal Notice](#)

Mr. Coffield and Mr.Schloss presented an overview and addressed questions from the Community Development Authority regarding the proposed creation of Tax Incremental District No. 19, the proposed boundaries of the District, and the proposed Project Plan for the District.

Mr. Nehmer questioned whether the developer controls and owns the property and was advised that he does.

Ald. Weigel inquired on traffic improvements and was advised by Mr. Schloss that a traffic study was completed along with pedestrian crosswalk improvements. Mr. Schloss stated if the TIF over performs we have contingency costs to implement improvements within the corridor.

Mr. Nehmer asked if any consideration was given to putting condominiums into this location. Mr. Schloss stated it is a difficult market for condos, with confirmation being received from the developer.

Ald. Haass stated that in regards to condominiums to keep in mind that these could end up being sublet and basically end up with multiple owners which rent out their property. Mr. Schloss added that this topic is brought up often with developers and lenders but this isn't a strong contender within the market.

Mr. Gerard (citizen) questioned if the project is still proposing 247 units and whether the railroad and sidewalk setbacks have been taken into consideration. Confirmation was given from the developer that the number of units is correct and they've worked closely with their design team to ensure that the buildings don't come directly up to the sidewalks. Mr. Gerard further questioned how many TIF's we currently have and whether condominiums were considered in any of those creations. Mr. Schloss advised that this is the 19th TIF, of which 8 have been closed and that condos were considered in the very early stages of other TIF creations but determined to not be the best options for the market area.

Mr. Clark asked for clarification from Mr. Gerard if his concerns are for himself or others, and was advised that he's concerned with the entire area. Mr. Gerard expressed concern for the density of the lot size along with possible over usage of the Historical Society park and the school playground. Mr. Schloss stated the project is a 3 acre development which is consistent with what we developed with Element 84.

Mr. Suter questioned if any consideration was given to the property east of this proposal and was advised that property is not vacant and is owned by another entity as well as the property itself is very narrow and wouldn't add to this project.

Mr. Gerard questioned what the impact to the Dan Krall Co., and his hydraulic services would be. Mr. Schloss explained that we've met with Mr. Krall and he encouraged the development and is working through areas of concern with the developer.

Chair Matter inquired and received no additional comments from the public.

3. [23-0360](#)

Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 19.

Attachments: [CDA Res. No. 1456 - TIF 19 - Boundaries & Prj Plan \(6-5-23\) signed](#)
[CDA Res. No. 1456 - TIF 19 - Boundaries & Prj Plan \(6-5-23\)](#)
[West Allis TID No. 19 Project Plan_4th DRAFT_2023-5-15](#)

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

4. [23-0395](#)

Discussion on 6771 W. National Ave.

Mr. Mueller provided a monthly updated on this project. The CDA currently has a Letter of Intent with Baum Revision to potentially develop and is working through a development agreement with city staff and detailed plans for the property.

The National Park Service has approved the Single Issue Review which allows this project to move forward in a quicker manner.

Key elements will be discussed in closed session.

This matter was Discussed.

5. [23-0396](#) Discussion on the proposed redevelopment of 84th and Cleveland Area.

Discussed in closed session.

This matter was Discussed.

6. [23-0397](#) Discussion on the 6400 Block of West Greenfield Ave.

Discussed in closed session.

This matter was Discussed.

7. [23-0309](#) 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. Hwy. 100 Corridor
- g. Beloit Road Senior Housing Complex
- h. W. National Ave. Corridor
- i. Motor Castings Site – 1323 S. 65 St.
- j. 116th & Morgan Ave.
- k. 92nd St. and Greenfield Ave. - Former St. Aloysius

Item c; Staff showed footing being installed and dirt being moved.

Item d; Discussed at the meeting relative to MATC parking and Allis Yards development.

At 6:32 p.m., a motion was made by Mr. Clark, seconded by Ald. Haass to go into closed session to discuss items 4-6 on the agenda.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Clark, seconded by Ald. Haass to adjourn at 7:13 p.m.



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COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 1456
DATE ADOPTED: June 5, 2023

Resolution Establishing the Boundaries of and approving the Project Plan for Tax Incremental District No. 19.

WHEREAS, the City of West Allis (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 19 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

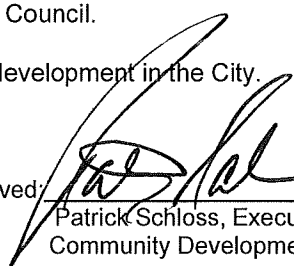
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the West Allis - West Milwaukee School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on June 5, 2023 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that:

1. It recommends to the Common Council that Tax Incremental District No. 19 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Approved: 

Patrick Schloss, Executive Director
Community Development Authority

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair

Aldersperson Thomas G. Lajsic, Council President

Alderspersons: Suzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke, Daniel J. Roadt, Tracy Stefanski, Ray Turner, Vincent Vitale, and Martin J. Weigel

Tuesday, July 18, 2023

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Avenue

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:01 p.m.

B. ROLL CALL

Present 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel
Excused 1 - Ald. Vitale

C. PLEDGE OF ALLEGIANCE

Led by Ald. Stefanski.

D. PUBLIC HEARINGS

1. R-2023-0538 Resolution to approve a substantial amendment to the 2020-2024 Community Development Block Grant Program.
Planning and Zoning Manager Steve Schaer presented.
2. 2023-0411 Conditional Use Permit for Caribou Coffee, a proposed restaurant with accessory drive-through service, at 10200 W. National Ave.
Planning and Zoning Manager Steve Schaer presented.

Reid Yans - Plan Engineer - 100 Camelot Dr., Fon Du Lac, WI - spoke about the plans for the coffee shop.
Ed Lisinski - 6620 W. National Ave., West Allis, WI, WI - spoke about bathroom guidelines in the coffee shop.
3. 2023-0441 Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.
Planning and Zoning Manager Steve Schaer presented and recommended to hold action due to code violations.

E. CITIZEN PARTICIPATION

Ed Lisinski, 6620 W. National Ave., Spoke about the Relay for Life donations.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

G. MAYOR'S REPORT

Mayor Devine thanked sponsors and Festival Foods for their participation with the Independence Day Parade and Fireworks.

H. ALDERPERSON'S REPORT

Ald. Weigel spoke about the cheese wheel bike race on June 20th and thanked Mark Lutz and the volunteers for their help.

Ald. Grisham spoke about West Allis Night Out.

I. APPROVAL OF MINUTES

4. 2023-0426 June 6, 2023 Common Council Minutes.

Ald. Lajsic moved to approve, Ald. Stefanski seconded, motion carried.

J. STANDING COMMITTEE REPORTS**K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)****Passed The Consent Vote**

Ald. Lajsic moved to approve the Consent Agenda, items #1 - #21 & #23 - #36, Ald. Haass seconded, motion carried by roll call vote:

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

5. O-2023-0050 Ordinance amending salary schedule for elected officials for years 2024 to 2028.

Sponsors: Alderperson Haass

Passed

6. O-2023-0055 Ordinance to amend salary schedule by reclassifying Inventory Services Specialist to grade F1, reclassifying Tourism and Event Coordinator to grade J2, and amending Effective date of Deputy Registrar reclassification.

Sponsors: Alderperson Haass

Passed

7. R-2023-0268 Resolution authorizing a memorandum of understanding (MOU) between the City of West Allis (City) and Aurora West Allis Medical Center (Hospital) for the 340B Drug Pricing Program.

Sponsors: Administration Committee

Adopted

8. R-2023-0482 Resolution accepting work of Zignego and authorizing and directing settlement of said contract in accordance with contract terms of 2021 Project No. 7 for final payment in the amount of \$1,500.
- Sponsors: Public Works Committee
- Adopted**
9. R-2023-0483 Resolution accepting work of LaLonde Contractors, Inc. and authorizing and directing settlement of said contract in accordance with contract terms of 2022 Project No. 2 for final payment in the amount of \$1,688.
- Sponsors: Public Works Committee
- Adopted**
10. R-2023-0499 Resolution to create policy and procedure for recognizing neighborhood associations.
- Adopted**
11. R-2023-0541 Resolution approving an amendment to the neighborhood small grant program agreements and grant applications.
- Adopted**
12. R-2023-0503 Resolution authorizing the city administrator to execute a contract for employee wellness program administration services.
- Adopted**
13. R-2023-0509 Resolution granting a Permanent Easement by the City of West Allis to We Energies to install and provide access to their facilities on City Property.
- Sponsors: Public Works Committee
- Adopted**
14. R-2023-0523 Resolution to amend the agreement with Ayres Associates Inc. for methane and groundwater sampling at the Lincoln Avenue landfill site for three years at an amount not to exceed \$19,500.
- Adopted**
15. R-2023-0525 Resolution to accept the proposal of Compass Minerals for furnishing and delivering 3600 tons of deicing road salt for a total sum of \$274,284.
- Adopted**
16. R-2023-0530 Resolution approving a Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013)
- Adopted**
17. R-2023-0532 Resolution to consider a Memorandum of Understanding between the City of West Allis and First-Ring Industrial Redevelopment Enterprise, Inc.
- Adopted**

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18. R-2023-0533 Resolution approving the terms and conditions for an Economic Development Loan to BCT Cast Products, LLC to be located at 404 S. 116th St., in the amount of up to \$200,000.
- Adopted**
19. R-2023-0534 Resolution approving the terms and conditions for an Economic Development Loan to Lake Effect Coffee Company, LLC to be located at 6229 W. Greenfield Avenue, under the National Avenue Commercial Corridor Instore Forgivable Loan Program in an amount up to \$26,000.
- Adopted**
20. R-2023-0535 Resolution approving the terms and conditions for an Economic Development Loan to Su Plus Two LLC, d/b/a Su Plus Two Restaurant and Bar, to be located at 7335 W. Greenfield Avenue, under the National Avenue Commercial Corridor Instore Forgivable Loan Program in an amount up to \$25,000.
- Adopted**
21. R-2023-0536 Resolution rejecting all bids received as shown on the attached bid report for Sidewalk Repair, 2023 Project No. 10.
- Sponsors:** Public Works Committee
- Adopted**
22. R-2023-0539 Resolution to provide services as a wireless 9-1-1 public safety answering point.
- Referred to Committee of the Whole**
23. R-2023-0546 Resolution to authorize the agreement between the city and CDW-G to purchase 43 each new desktop computers for \$21,930.00 and 20 each new laptops with docking stations from Vanguard Computers for \$15,640.00, for a total of \$37,570.
- Adopted**
24. 2023-0390 Class A/B/C Alcohol License Renewal Applications.
- *See attachment for list**
- Granted**
25. 2023-0425 May 2023 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$106,404.18.
- Placed on File**
26. 2023-0428 Claim by Stephanie Hall for property loss at S. 92nd and Orchard St. on June 6, 2023.
- Referred to City Attorney**

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27. 2023-0429 Class B Tavern Temporary Premise & Entertainment Extension request for a one-day event for Troy Meyer, d/b/a Crowdaddy's on Greenfield, 9427 W. Greenfield Ave. on July 22, 2023.
- Granted**
28. 2023-0436 Claim by the Eunmi Michler regarding vehicle damage at 98th & Lincoln Ave. on February 17, 2023.
- Referred to City Attorney**
29. 2023-0439 Claim by Angela Hernandez for property storage reimbursement on May 29, 2023 at 6121 W. Lincoln Ave.
- Referred to City Attorney**
30. 2023-0451 Finance Director/Comptroller submitting report for June 2023 indicating City of West Allis checks issued in the amount of \$4,826,669.70.
- Placed on File**
31. 2023-0452 Claim by Whitnall-Summit Company, LLC for excessive property assessment for the tax year 2023 for the property at 6737 W. Washington St.
- Referred to City Attorney**
32. 2023-0458 Claim by 80 West Allis, LLC for excessive property assessment for the tax year 2023 for the property at 1414 S. 65th St.
- Referred to City Attorney**
33. 2023-0473 Communication from Health Department and Planning & Zoning regarding mental health awareness signage.
- Placed on File**
34. 2023-0481 Re-Appointment by Mayor Devine of Michael Pranghofer to the Board of Appeals for a 3-year term to expire July 18, 2026.
- Re-Appointment by Mayor Devine of Mary Kay Flynn to the Commission on Aging for a 3-year term to expire July 18, 2026.
- Re-Appointment by Mayor Devine of Cathy Manthei to the Library Board for a 3-year term to expire July 18, 2026.
- Approved**
35. 2023-0482 Appointment by Mayor Devine of Mikaya Clark to the Block Grant Committee for a 2-year term to expire July 18, 2025.
- Approved**
36. 2023-0487 Communication from the City Administrator regarding interim/transitional reorganization of the City Clerk, Customer Service Center, and Treasurer's Offices.
- Placed On File**

L. COMMON COUNCIL RECESS

Ald. Lajsic moved that the Council recess until completion of the Standing Committee meetings, Ald. Grisham seconded, motion carried.

The Council recessed at 7:35 p.m. and returned at 8:25 p.m.

M. NEW AND PREVIOUS MATTERS**ADMINISTRATION COMMITTEE**

Committee convened at 7:40 p.m.

Passed The Block Vote

Ald. Haass moved to approve the action on items #37 - #39, motion carried by roll call vote

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

37. R-2023-0528 Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$5,220,000 General Obligation Promissory Notes, Series 2023A.

Sponsors: Alderperson Reinke and Alderperson Haass

Committee Action:

Ald. Kuehn moved to adopt, Ald. Lajsic seconded, motion carried.

Council Action: Adopted

38. R-2023-0501 Resolution Expressing Appreciation for Adoption of 2023 Wisconsin Act 12 - Local Government Funding Legislation.

Sponsors: Alderperson Lajsic and Alderperson Haass

Committee Action:

Ald. Kuehn moved to adopt, Ald. Lajsic seconded, motion carried.

Council Action: Adopted

39. 2023-0369 Claim by Alexander Bonilla regarding excessive force at 2100 Block of S. 124th St. on October 24, 2021.

Committee Action:

Ald. Lajsic moved to Refer to City Attorney, Ald. Weigel seconded, motion carried.

Committee adjourned at 7:44 p.m.

Council Action: Referred to City Attorney

PUBLIC WORKS COMMITTEE

Committee convened at 7:39 p.m.

Passed The Block Vote

Ald. Roadt moved to approve the items #40 - #41, motion carried by roll call vote

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

- 40. O-2023-0052** Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

Sponsors: Alderperson Lajsic

Referred to the Economic Development Committee.

- 41. 2023-0476** Correspondence from the City Engineer regarding New Street and Remnant Parcels.

City Engineer Melinda Dejewski provided information.

Committee Action:

Ald. Stefanski, moved to place on file, Ald. Reinke seconded, motion carried.

Ald. Stefanski moved to adjourn at 7:46 p.m., Ald. Grisham seconded, motion carried.

Council Action: Placed on File

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 7:45 p.m.

Passed The Block Vote

Ald. Lajsic moved to approve the item #42 motion carried by roll call vote:

- 42. R-2023-0504** Consideration and possible action on a Resolution Creating Tax Incremental District No. 19, Approving its Project Plan and Establishing its Boundaries.

Committee Action:

Ald. Weigel moved to adopt, Ald. Haass seconded, motion carried.

Council Action: Adopted

Passed The Block Vote

Ald. Lajsic moved to approve the items #43 - #53, motion carried by roll call vote:

Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald. Stefanski, Ald. Turner, Ald. Weigel

No: 0

-
43. R-2023-0537 Resolution for grant application for \$250,000 from the Wisconsin Economic Development Corporation Community Development Investment Grant Program for Baum Revision for the redevelopment of the property located at 6771 W. National Ave.
- Committee Action:**
Ald. Haass moved to adopt, Ald. Weigel seconded, motion carried.
- Council Action:** Passed
44. 2023-0430 New Class B Tavern & Public Entertainment Premises License application for Jagers LLC d/b/a The Hungry Bear, 5906 W. Burnham St. Agent: Markus Gorsic.
- Committee Action:**
Ald. Kuehn moved to grant as amended premises with bar area and fenced in patio, Ald. Haass seconded, motion carried.
- Council Action:** Granted
45. 2023-0431 New Class A Liquor and Beer License application for Family Dollar Stores of Wisconsin, LLC, d/b/a Family Dollar #30524, 9306 W. Greenfield Ave. Agent: Logan Rumbaugh.
- Committee Action:**
Ald. Kuehn moved to hold per request of applicant, Ald. Haass seconded, motion carried.
- Council Action:** Held
46. 2023-0432 New Class B Beer License application for 70th Street Hotel Associates, LLC d/b/a Home2Suites, 1212 S. 70th St. Agent: June Zenith Boyce.
- Committee Action:**
Ald. Weigel moved to grant, Ald. Haass seconded, motion carried.
- Council Action:** Granted
47. 2023-0433 New Class A Liquor and Beer License application for Super Bottle, LLC, d/b/a Super Bottle, 1357 S. 76th St. Agent: Rupinderjit Singh.
- Committee Action:**
Ald. Haass moved to grant, Ald. Kuehn seconded, motion carried.
- Council Action:** Granted
48. 2023-0440 New Class B Tavern & Public Entertainment Premises License application for MLSD Inc d/b/a Happy Tap, 6801 W. Beloit Rd. Agent: Dina Wagner.
- Committee Action:**
Ald. Haass moved to grant, Ald. Kuehn seconded, motion carried.
- Council Action:** Granted

49. 2023-0443 New Class B Tavern License application for Blaque Bar & Bites Corporation, d/b/a Blaque Bar & Bites, 1022 S 60th St. Applicant/Agent: Jennifer Pierce.

Committee Action:

Ald. Kuehn moved to grant with amended hours, Ald. Haass seconded, motion carried.

Council Action: Granted as amended

50. 2023-0449 New Class B Tavern License application for SBG Apple North II, LLC, d/b/a Applebee's Neighborhood Grill + Bar, 2865 S. 108th St. Agent: Casimir Banaszek.

Committee Action:

Ald. Haass moved to grant, Ald. Kuehn seconded, motion carried.

Council Action: Granted

Public Hearing Items (Economic Development Committee)

51. R-2023-0538 Resolution to approve a substantial amendment to the 2020-2024 Community Development Block Grant Program.

Committee Action:

Ald. Weigel moved to Adopt, Ald. Kuehn seconded, motion carried.

Council Action: Adopted

52. 2023-0411 Conditional Use Permit for Caribou Coffee, a proposed restaurant with accessory drive-through service, at 10200 W. National Ave.

Committee Action:

Ald. Haass moved to approve, Ald. Weigel seconded, motion carried.

Council Action: Approved

53. 2023-0441 Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

Committee Action:

Ald. Haass moved to hold pending completion of occupancy permit requirements, Ald. Weigel seconded, motion carried.

Committee adjourned at 8:19 p.m.

Council Action: Held

PUBLIC SAFETY COMMITTEE

Committee convened at 7:46 p.m.

58. 2023-0437 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Darius Salinas.
(First appearance)
- Committee Action:**
Ald. Roadt moved to deny, Ald. Reinke seconded, motion carried with Nays from
Ald. Grisham and Ald. Turner.
- Council Action:**
Ald. Stefanski moved to deny, Ald. Roadt seconded, motion carried by roll call
vote:
Aye: 2 - Ald. Grisham, Ald. Weigel
No: 7 - Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald.
Stefanski, Ald. Turner
- Ald. Stefanski moved to approve, Ald. Roadt seconded, motion carried by roll
call vote:
Aye: 7 - Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald.
Stefanski, Ald. Turner
No: 2 - Ald. Grisham, Ald. Weigel

Passed The Block Vote

- Ald. Grisham moved to approve the items #54 - #68, motion carried by roll call
vote:
- Aye: 9 - Ald. Grisham, Ald. Haass, Ald. Kuehn, Ald. Lajsic, Ald. Reinke, Ald. Roadt, Ald.
Stefanski, Ald. Turner, Ald. Weigel
- No: 0
54. 2023-0404 2023-2025 Renewal Operator's License (Bartender/Class D Operator)
application for Dewey Qualls.
(Second appearance)
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried
- Council Action:** Granted
55. 2023-0454 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Spencer Miller.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried
- Council Action:** Granted
56. 2023-0455 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Asia Bautista.
(First appearance)
- Committee Action:**
Ald. Roadt moved to deny, Ald. Reinke seconded, motion carried
- Council Action:** Denied

-
57. 2023-0457 2023-2025 Renewal Operator's License (Bartender/Class D Operator)
application for Ciara Jarrett.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried
- Council Action:** Held
59. 2023-0444 2023-2025 Renewal Operator's License (Bartender/Class D Operator)
application for Hailey Schultz.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Turner seconded, motion carried
- Council Action:** Granted
60. 2023-0445 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Andrea Pye.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried
- Council Action:** Held
61. 2023-0446 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Jason Smith.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried
- Council Action:** Held
62. 2023-0447 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Bradley Beauchamp.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried
- Council Action:** Granted
63. 2023-0448 2023-2025 New Operator's License (Bartender/Class D Operator)
application for Michael Krimke-Boey.
(First appearance)
- Committee Action:**
Ald. Stefanski moved to deny, Ald. Reinke seconded, motion carried
- Council Action:** Denied

-
64. 2023-0465 2023-2025 New Operator's License (Bartender/Class D Operator) application for Brittany Fuchs.
(First appearance)
- Committee Action:
Ald. Stefanski moved to approve, Ald. Turner seconded, motion carried
- Council Action: Approved
65. 2023-0420 Notification of non-renewal for Class B Tavern licensee El Sagitario BNC LLC, DBA El Sagitario, 907 S. 84th St. who has a delinquent debt to the City.
- Committee Action:
Ald. Stefanski moved to grant, Ald. Reinke seconded, motion carried
- Council Action: Granted
66. 2023-0467 Notification of non-renewal for Class B Tavern license, Public Entertainment License and Retail Food License for EKC Investments LLC DBA Kane's Bar & Grill, 6922 W. Orchard St.
- Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried
- Council Action: Held
67. 2023-0352 Summons and Complaint against Katherine Wisniewski for suspension or revocation of the Class D Operator License.
- Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried
- Council Action: Held
68. 2023-0464 Summons and Complaint against D&G Investments LLC D/B/A Mobile Estates of West Allis, 10401 W. Greenfield Ave. for suspension or revocation of the Manufactured and Mobile Home Community License.
- Committee Action:
Ald. Stefanski moved to hold, Ald. Turner seconded, motion carried
- Ald. Stefanski moved to adjourn at 7:59 p.m., Ald. Reinke seconded, motion carried.
- Council Action: Held

N. ADJOURNMENT

Ald. Lajsic moved to adjourn at 8:38 p.m., Ald. Grisham seconded, motion carried.

Next scheduled meeting is August 1, 2023 at 7:00 p.m.

YouTube Meeting Links for July 18, 2023:

Common Council Part 1

<https://www.youtube.com/watch?v=hV74PQvi1wI&t=1688s>

Recess - Administration & Economic Development

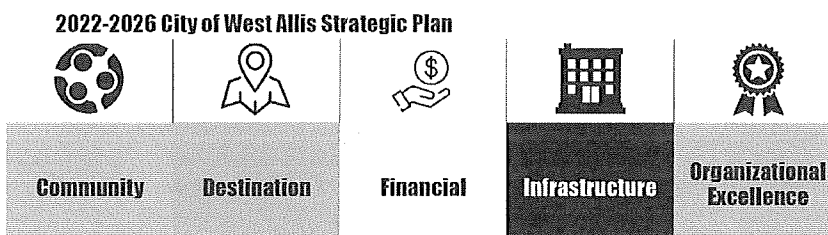
https://www.youtube.com/watch?v=_a3T6eXxEXc&t=1338s

Recess - Public Works & Public Safety

<https://www.youtube.com/watch?v=v3OT2-YAUjA>

Common Council Part 2

<https://www.youtube.com/watch?v=izJCI3MPxiw>



All meetings of the {bdName} 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.

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
RESOLUTION R-2023-0504**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 19, APPROVING
ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES CITY OF WEST
ALLIS, WISCONSIN**

WHEREAS, the City of West Allis (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 19 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the West Allis - West Milwaukee School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on June 5, 2023 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Community Development Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW THEREFORE, , BE IT RESOLVED by the Common Council of the City of West Allis that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 19, City of West Allis", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2023.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1.
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 19, City of West Allis" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2023, pursuant to the provisions of

Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

SECTION 1: **ADOPTION** “R-2023-0504” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2023-0504(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL JULY 18, 2023.


	AYE	NAY	ABSENT	ABSTAIN
Ald. Vince Vitale	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Ald. Ray Turner	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Tracy Stefanski	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Thomas Lajsic	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Ald. Rosalie Reinke	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer



Rebecca Grill, City Clerk, City Of
West Allis



Dan Devine, Mayor, City Of West
Allis



June 5, 2023

PROJECT PLAN

City of West Allis, Wisconsin



Tax Incremental District No. 19
86th and National



Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	May 24,2023
Public Hearing Held:	June 5, 2023
Approval by CDA:	June 5, 2023
Adoption by Common Council:	Scheduled for July 18, 2023
Approval by the Joint Review Board:	Scheduled for August 16, 2023

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 19 (“District”) is a proposed single parcel blighted area district that will include property located at 8530-8556 W. National Avenue, the site of the former Clark Oil headquarters. The property will be redeveloped by Three Leaf Partners (“Developer”) as the site for a six-story 247-unit market rate apartment building with structured and surface parking, and various tenant amenities (“Project”).

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$29.5 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$28.8 million in development incentive payments and \$745,000 for administrative, legal, and professional services costs associated with creation and administration of the District over its 27-year life. The requested \$28.8 million in incentive payments over time have a present value of \$13.1 million assuming a 6% discount rate. The agreement by the City to provide these payments will permit the Developer to secure an \$11.8 million loan from a private lender to fund a portion of the Project construction.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$46.8 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will require its full allowable 27 years to pay all Project Costs.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has relied on SB Friedman Development Advisors LLC which it engaged to review the Project’s sources and uses, cash flow proforma and projected returns. Based on that review, the City has determined that provision of pay as you go incentives in the amount identified in this Plan is necessary to provide an acceptable return on investment and indicates that “but for” the incentives, the project would not likely proceed.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that in addition to the incremental value expected to be created, the Project will result in redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand (as emphasized in the National Avenue Corridor Study), and provision of employment and commercial opportunities related to the construction and operation of the Project.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary

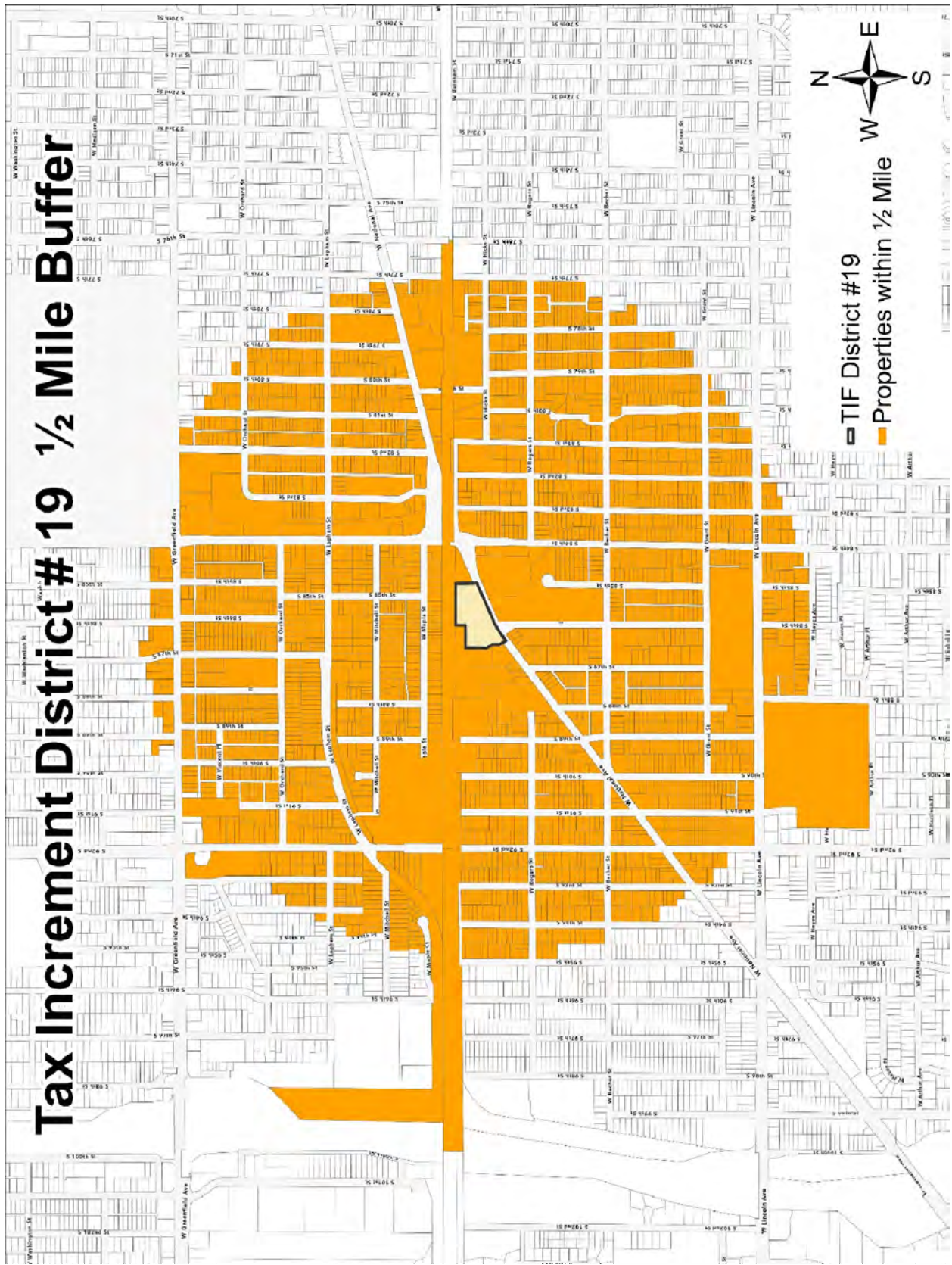
Map Found on Following Page.

Tax Increment District # 19 Boundary and Parcel Map



 TIF District #19





SECTION 3: Maps Showing Existing Uses and Conditions

Maps Found on Following Pages

Tax Increment District # 19 Existing Land Use Map



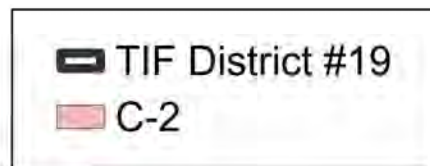
Tax Increment District # 19 Aerial



 TIF District #19



Tax Increment District # 19 Zoning Map



SECTION 4:

Preliminary Parcel List and Analysis

The District will consist of a single tax parcel:

Parcel Number: 478-9998-003
Address: 8530-8556 W. National Ave.
Owner: 3LP West Allis, LLC
Acres: 3.57 acres (3.19 parcel and .38 acres of adjoining street right-of-way)

Current Value:		Assessed	Equalized
	Land	\$686,200	\$955,800
	Improvements	\$314,000	\$437,400
	Total	\$1,000,200	\$1,393,200

Blighted Area

The District will be designated as a blighted area. Under the definition of blighted area found at Wis. Stat. § 66.1105(2)(ae), one qualifying criteria is a site "...that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community".

Specific blighting conditions include:

- The structure located on the site was constructed in 1934, is functionally obsolete, and will be demolished as part of the Project.
- Based on the age of the building there are concerns of lead and asbestos conditions that will be remediated upon demolition.
- The property was part of the Clark Oil Company and there are perceived environmental issues based on the prior use.
- Historically low occupancy levels spanning the last decade.
- The property has an outdated floor plan that does not meet today's office real estate market demand.

- Deteriorated conditions include overgrown landscaping, broken windows, broken asphalt in the parking lot etc.

A total of 3.19 acres, or 89% of the District area, is blighted, meeting the requirement that at least 50% of the area be blighted.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2022)	\$ 5,518,411,300
TID Valuation Limit @ 12% of Above Value	\$ 662,209,356

Calculation of Value Subject to Limit

Estimated Base Value of New District*	\$ 1,393,200
Incremental Value of Existing Districts (Jan. 1, 2022)	<u>\$ 326,993,400</u>

Total Value Subject to 12% Valuation Limit	\$ 328,386,600
---	-----------------------

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$328,386,600, which is 5.95% of the City's total equalized value. This value is less than the maximum of \$662,209,356 (12%) in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

* Based on the City 2022 assessment ratio of 71.79%.

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments, or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number, and location of potential Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

Projects Outside the Tax Increment District

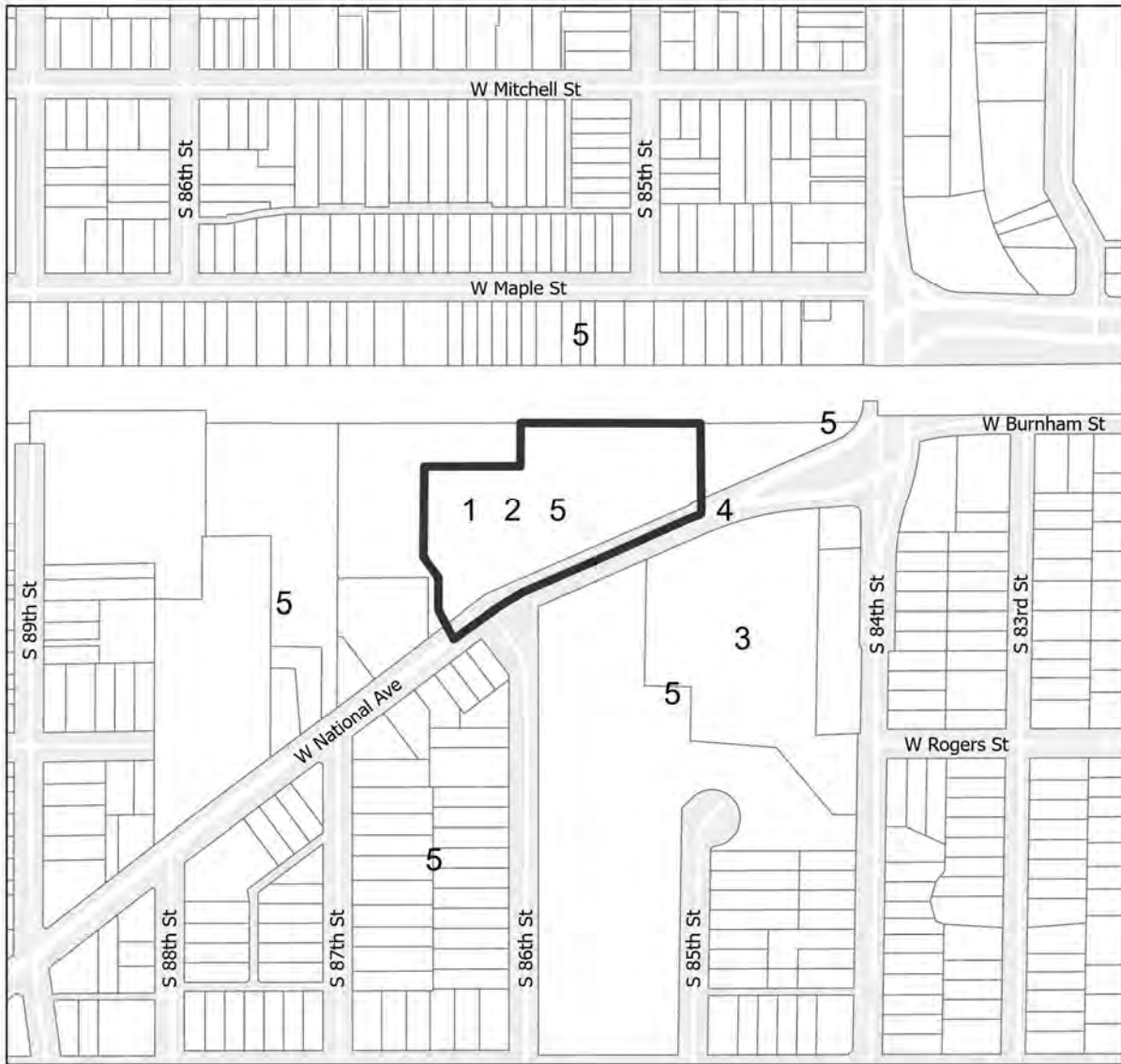
Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City may need to make the following project cost expenditures outside the District:


- Infrastructure Improvements at Honey Creek Park
- Street Improvements (Bump outs, crosswalks, paint)
- Housing & Other Econ. Dev. Incentives or Other Project Costs

SECTION 7: Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.

Tax Increment District # 19 Improvements

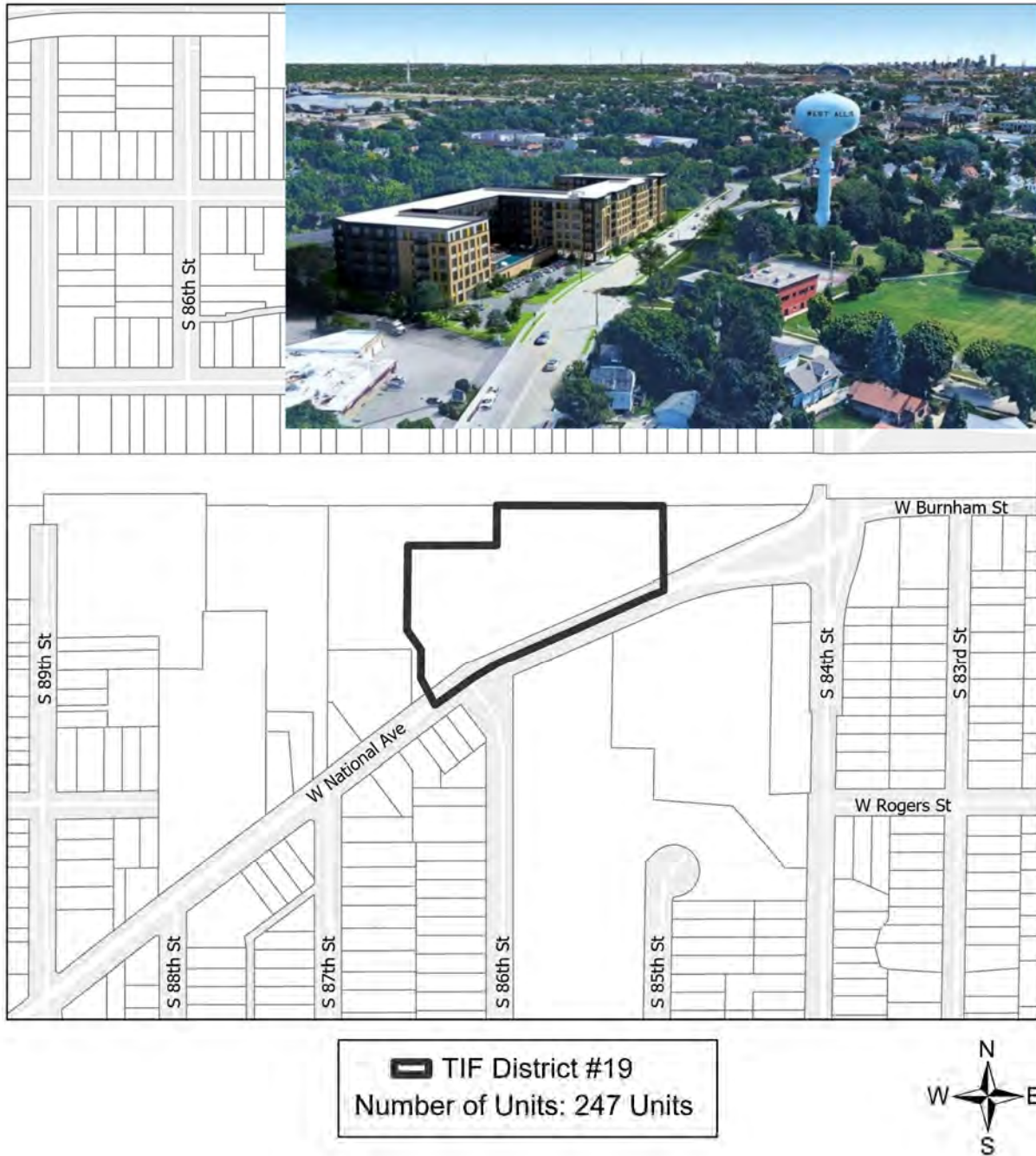


 TIF District #19

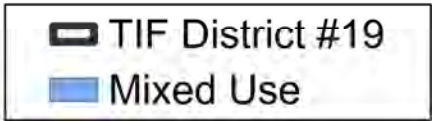
1. Development Incentives
2. Administration and Professional Services
3. Infrastructure Improvements at Honey Creek Park
4. Street Improvements (Bump outs, crosswalks, paint)
5. Housing & Other Economic Development Incentives or Other Project Costs



Tax Increment District # 19 Map



Tax Increment District # 19 Future Land Use Map



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Expenditure Type	Estimated Cost	Estimated Timing
Development Incentives*	\$28,782,156	2023 – 2051
Admin. & Prof. Services	\$745,000	2026 - 2051
Total	\$29,527,156	

* Projected development incentive payments have a present value of \$13.1 million using a 6% discount rate.

Contingent Projects

The City has identified other projects it may need to undertake to achieve the objectives for this District. Projected tax increments included in this Plan are not sufficient to provide the necessary funding. The City is including these projects on a contingent basis to provide the opportunity to undertake these activities if the District's financial performance exceeds projections.

Expenditure Type*	Estimated Cost	Estimated Timing
Infrastructure Improvements at Honey Creek Park	\$60,000	Not later than 2045
Street Improvements (Bump outs, crosswalks, paint)	\$75,000	Not later than 2045
Housing & Other Economic Development Incentives or Other Project Costs	\$200,000	Not later than 2045
Total	\$335,000	

* Projects may be undertaken within the District, or within areas located within ½ mile of the District.

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$46.8 million in incremental value by January 1, 2025, and a total of \$59.9 million by the end of the District's life assuming annual economic appreciation of one percent. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$21.38 per thousand of equalized value, the Project would generate \$29.5 million in projected incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of West Allis, WI

85th and National TID

Development Assumptions

Construction Year		Net Out Base ¹	Proposed 247 Unit MF ²	Annual Total	Construction Year	
1	2023	(1,393,200)		(1,393,200)	2023	1
2	2024		48,168,300	48,168,300	2024	2
3	2025			0	2025	3
4	2026			0	2026	4
5	2027			0	2027	5
6	2028			0	2028	6
7	2029			0	2029	7
8	2030			0	2030	8
9	2031			0	2031	9
10	2032			0	2032	10
11	2033			0	2033	11
12	2034			0	2034	12
13	2035			0	2035	13
14	2036			0	2036	14
15	2037			0	2037	15
16	2038			0	2038	16
17	2039			0	2039	17
18	2040			0	2040	18
19	2041			0	2041	19
20	2042			0	2042	20
21	2043			0	2043	21
22	2044			0	2044	22
23	2045			0	2045	23
24	2046			0	2046	24
25	2047			0	2047	25
26	2048			0	2048	26
27	2049			0	2049	27
Totals		(1,393,200)	48,168,300	46,775,100		

Notes:

¹Current assessed value of parcel 478-9998-003 (\$1,000,200) divided by 71.79% assessment ratio (1-1-2022)

²Assumed valuation following full revaluation (100%) assuming value per unit will be comparable to Element 84 and The West Living.

Table 1 – Development Assumptions

City of West Allis, WI

85th and National TID

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	1,393,200
District Creation Date	July 18, 2023	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2023	Base Tax Rate	\$21.38
Max Life (Years)	27	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	22 7/18/2045		
Revenue Periods/Final Year	27 2051		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

Construction		Valuation		Inflation	Total	Revenue		Tax
Year	Value Added	Year	Increment	Increment	Increment	Year	Tax Rate ¹	Increment
1	2023	-1,393,200	2024	0	-1,393,200	2025	\$21.38	0
2	2024	48,168,300	2025	0	46,775,100	2026	\$21.38	1,000,052
3	2025	0	2026	467,751	47,242,851	2027	\$21.38	1,010,052
4	2026	0	2027	472,429	47,715,280	2028	\$21.38	1,020,153
5	2027	0	2028	477,153	48,192,432	2029	\$21.38	1,030,354
6	2028	0	2029	481,924	48,674,357	2030	\$21.38	1,040,658
7	2029	0	2030	486,744	49,161,100	2031	\$21.38	1,051,064
8	2030	0	2031	491,611	49,652,711	2032	\$21.38	1,061,575
9	2031	0	2032	496,527	50,149,238	2033	\$21.38	1,072,191
10	2032	0	2033	501,492	50,650,731	2034	\$21.38	1,082,913
11	2033	0	2034	506,507	51,157,238	2035	\$21.38	1,093,742
12	2034	0	2035	511,572	51,668,810	2036	\$21.38	1,104,679
13	2035	0	2036	516,688	52,185,498	2037	\$21.38	1,115,726
14	2036	0	2037	521,855	52,707,353	2038	\$21.38	1,126,883
15	2037	0	2038	527,074	53,234,427	2039	\$21.38	1,138,152
16	2038	0	2039	532,344	53,766,771	2040	\$21.38	1,149,534
17	2039	0	2040	537,668	54,304,439	2041	\$21.38	1,161,029
18	2040	0	2041	543,044	54,847,483	2042	\$21.38	1,172,639
19	2041	0	2042	548,475	55,395,958	2043	\$21.38	1,184,366
20	2042	0	2043	553,960	55,949,918	2044	\$21.38	1,196,209
21	2043	0	2044	559,499	56,509,417	2045	\$21.38	1,208,171
22	2044	0	2045	565,094	57,074,511	2046	\$21.38	1,220,253
23	2045	0	2046	570,745	57,645,256	2047	\$21.38	1,232,456
24	2046	0	2047	576,453	58,221,709	2048	\$21.38	1,244,780
25	2047	0	2048	582,217	58,803,926	2049	\$21.38	1,257,228
26	2048	0	2049	588,039	59,391,965	2050	\$21.38	1,269,800
27	2049	0	2050	593,920	59,985,885	2051	\$21.38	1,282,498
Totals		46,775,100		13,210,785		Future Value of Increment		29,527,156

Notes:

¹Tax rate shown is actual rate from DOR Form PC-202 for the 2022/23 levy year.

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The District's Project Costs will consist of a "pay as you go" development incentive, and administrative and professional services costs associated with the creation and administration of the District over its term.

The Developer has requested payments over time which have a present value of \$13.1 million assuming a 6% discount rate. The agreement by the City to provide these payments will permit the Developer to secure an \$11.8 million loan from a private lender to fund a portion of the Project construction.

Initially, and prior to tax increment being generated, the City will advance cash to the District to pay for the cost of its creation and administration. Amounts advanced will be repaid and deducted from the first incentive payment which is expected to be paid in 2026. In each year thereafter, the City's administrative and professional service costs will be paid from the tax increment collection, with the balance of tax increment then going to the incentive payment.

Based on the cash flow exhibit (**Table 3**), it is expected that the District will need to remain open for its entire 27-year term to recover planned Project Costs. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of West Allis, WI

85th and National TID

Cash Flow Projection

Year	Projected Revenues			Expenditures			Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	PAYGO Develop. Incentive ¹	Admin. & Prof. Services	Total Expenditures	Annual	Cumulative	PAYGO Note Balance	
2023			0		45,000	45,000	(45,000)	(45,000)	0	2023
2024			0		25,000	25,000	(25,000)	(70,000)	28,782,156	2024
2025	0		0	0	25,000	25,000	(25,000)	(95,000)	28,782,156	2025
2026	1,000,052		1,000,052	880,052	25,000	905,052	95,000	0	27,902,105	2026
2027	1,010,052		1,010,052	985,052	25,000	1,010,052	0	0	26,917,052	2027
2028	1,020,153		1,020,153	995,153	25,000	1,020,153	0	0	25,921,900	2028
2029	1,030,354		1,030,354	1,005,354	25,000	1,030,354	0	0	24,916,545	2029
2030	1,040,658		1,040,658	1,015,658	25,000	1,040,658	0	0	23,900,888	2030
2031	1,051,064		1,051,064	1,026,064	25,000	1,051,064	0	0	22,874,823	2031
2032	1,061,575		1,061,575	1,036,575	25,000	1,061,575	0	0	21,838,248	2032
2033	1,072,191		1,072,191	1,047,191	25,000	1,072,191	0	0	20,791,058	2033
2034	1,082,913		1,082,913	1,057,913	25,000	1,082,913	0	0	19,733,145	2034
2035	1,093,742		1,093,742	1,068,742	25,000	1,093,742	0	0	18,664,403	2035
2036	1,104,679		1,104,679	1,079,679	25,000	1,104,679	0	0	17,584,724	2036
2037	1,115,726		1,115,726	1,090,726	25,000	1,115,726	0	0	16,493,998	2037
2038	1,126,883		1,126,883	1,101,883	25,000	1,126,883	0	0	15,392,115	2038
2039	1,138,152		1,138,152	1,113,152	25,000	1,138,152	0	0	14,278,963	2039
2040	1,149,534		1,149,534	1,124,534	25,000	1,149,534	0	0	13,154,429	2040
2041	1,161,029		1,161,029	1,136,029	25,000	1,161,029	0	0	12,018,400	2041
2042	1,172,639		1,172,639	1,147,639	25,000	1,172,639	0	0	10,870,761	2042
2043	1,184,366		1,184,366	1,159,366	25,000	1,184,366	0	0	9,711,396	2043
2044	1,196,209		1,196,209	1,171,209	25,000	1,196,209	0	0	8,540,186	2044
2045	1,208,171		1,208,171	1,183,171	25,000	1,208,171	0	0	7,357,015	2045
2046	1,220,253		1,220,253	1,195,253	25,000	1,220,253	0	0	6,161,762	2046
2047	1,232,456		1,232,456	1,207,456	25,000	1,232,456	0	0	4,954,307	2047
2048	1,244,780		1,244,780	1,219,780	25,000	1,244,780	0	0	3,734,526	2048
2049	1,257,228		1,257,228	1,232,228	25,000	1,257,228	0	0	2,502,298	2049
2050	1,269,800		1,269,800	1,244,800	25,000	1,269,800	0	0	1,257,498	2050
2051	1,282,498		1,282,498	1,257,498	25,000	1,282,498	0	0	0	2051
Total	29,527,156	0	29,527,156	28,782,156	745,000	29,527,156				Total

PAYGO NPV @ 6%

13,105,500

Projected TID Closure

Notes:

¹Developer has requested incentive payments to be made over time with a present value of \$13,105,500 using a 6% discount rate.

Table 3 – Cash Flow

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. No changes to zoning ordinances will be required to implement the Plan.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Mixed Use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating a blighted area and providing appropriate financial incentives for a private development project. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand (as emphasized in the National Avenue Corridor Study), and provision of employment and commercial opportunities related to the construction and operation of the Project.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Monti
Principal Assistant City Attorneys

May 24, 2023

Mayor Dan Devine
City of West Allis
7525 W Greenfield Ave
West Allis, Wisconsin 53214

RE: Project Plan for Tax Incremental District No. 19

Dear Mayor:

Wis. Stat. § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wis. Stat. § 66.1105.

As City Attorney for the City of West Allis, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of West Allis Tax Incremental District No. 19 is complete and complies with the provisions of Wis. Stat. § 66.1105.

Sincerely,

Kail Decker
City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Milwaukee County	MMSD	City of West Allis	School District of West Allis	MATC	Total	Revenue Year
2025	0	0	0	0	0	0	2025
2026	179,748	63,752	406,836	307,629	42,087	1,000,052	2026
2027	181,546	64,389	410,904	310,705	42,508	1,010,052	2027
2028	183,361	65,033	415,013	313,812	42,933	1,020,153	2028
2029	185,195	65,683	419,163	316,950	43,362	1,030,354	2029
2030	187,047	66,340	423,355	320,120	43,796	1,040,658	2030
2031	188,917	67,004	427,589	323,321	44,234	1,051,064	2031
2032	190,807	67,674	431,864	326,554	44,676	1,061,575	2032
2033	192,715	68,350	436,183	329,820	45,123	1,072,191	2033
2034	194,642	69,034	440,545	333,118	45,574	1,082,913	2034
2035	196,588	69,724	444,950	336,449	46,030	1,093,742	2035
2036	198,554	70,421	449,400	339,813	46,490	1,104,679	2036
2037	200,540	71,126	453,894	343,212	46,955	1,115,726	2037
2038	202,545	71,837	458,433	346,644	47,425	1,126,883	2038
2039	204,570	72,555	463,017	350,110	47,899	1,138,152	2039
2040	206,616	73,281	467,647	353,611	48,378	1,149,534	2040
2041	208,682	74,014	472,324	357,147	48,862	1,161,029	2041
2042	210,769	74,754	477,047	360,719	49,350	1,172,639	2042
2043	212,877	75,501	481,818	364,326	49,844	1,184,366	2043
2044	215,006	76,256	486,636	367,969	50,342	1,196,209	2044
2045	217,156	77,019	491,502	371,649	50,846	1,208,171	2045
2046	219,327	77,789	496,417	375,365	51,354	1,220,253	2046
2047	221,521	78,567	501,381	379,119	51,868	1,232,456	2047
2048	223,736	79,353	506,395	382,910	52,386	1,244,780	2048
2049	225,973	80,146	511,459	386,739	52,910	1,257,228	2049
2050	228,233	80,948	516,574	390,607	53,439	1,269,800	2050
2051	230,515	81,757	521,739	394,513	53,974	1,282,498	2051
Totals	5,307,186	1,882,305	12,012,086	9,082,931	1,242,648	29,527,156	

August 1, 2023

Southwest NOW
ATTN: Legal Publications

2 pages via E-MAIL @ mjs-legal@gannett.com

RE: City of West Allis Legal Notice Publication

Attached is a Legal Notice publication for the City of West Allis Wisconsin, to be published on **August 9, 2023**.

Please send a copy of the published notice and an affidavit of publication via e-mail or regular mail to:

*Ehlers
Riverwood Corporate Center I
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188
pczaplewski@ehlers-inc.com*

Please send the invoice for publication and an affidavit of publication to:

*Rebecca Grill, City Clerk
City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214*

Please call us at 800-552-1171 with any questions.

Sincerely,

EHLERS



Todd Taves

Senior Municipal Advisor - Managing Director

cc: Patrick Schloss, Economic Development Director
Gale Jender, Economic Development Administrative Support Specialist
Jason Kaczmarek, **Finance Director**
Shaun Mueller, Development Project Manager
Carson Coffield, Economic Development Specialist
Rebecca Grill, City Clerk
Dave Ferris, Senior Municipal Advisor, Ehlers
Harry Allen, Associate Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers

**NOTICE OF JOINT REVIEW BOARD MEETING
CITY OF WEST ALLIS, WISCONSIN**

Notice is Hereby Given that the City of West Allis will hold a Joint Review Board meeting on August 16, 2023 at 1:00 p.m.

The meeting will be held at the West Allis City Hall, Art Gallery, located at 7525 W. Greenfield Avenue.

The meeting is being held to consider approval of the resolution adopted by the West Allis Common Council creating Tax Incremental District No. 19. The meeting is open to the public.

By Order of the City of West Allis, Wisconsin

Published August 9, 2023



Wisconsin
GANNETT

PO Box 630848 Cincinnati, OH 45263-0848

PROOF OF PUBLICATION

Rebecca Grill
Clerk's Office/ J Lemanske
West Allis City Of-Legals
7525 W Greenfield AVE
West Allis WI 53214-4648

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Sentinel Inc, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; and that an advertisement of which the annexed is a true copy, was printed and published in the MJS-South NOW in the issues dated:

08/09/2023

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 08/09/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost: \$19.70

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**NOTICE OF JOINT REVIEW
BOARD MEETING**

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The meeting is being held to consider approval of the resolution adopted by the West Allis Common Council creating Tax Incremental District No. 19. The meeting is open to the public.

By Order of the City of West Allis, Wisconsin

Published: August 9, 2023 WNAXLP

KAITLYN FELTY
Notary Public
State of Wisconsin

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 19,
CITY OF WEST ALLIS**

WHEREAS, the City of West Allis (the "City") seeks to create Tax Incremental District No. 19 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Community Development Authority, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to

compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this _____ day of _____, 2023.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature