



City of West Allis

Meeting Agenda

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

Tuesday, July 11, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [23-0438](#) June 5, 2023

Attachments: [June 5, 2023](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0443](#) Resolution to approve a professional engineering/design services contract with Ayres and Associates for the design of a parking lot at 66** W. Mitchell St. in the amount of \$50,000.

Attachments: [Ayres Scope of Service](#)
[CDA Res. No. 1457 - Ayers - 66** W Mitchell St \(7.11.23\)](#)

3. [23-0444](#) Resolution to approve a professional services contract for financial/real estate consulting services contract with Baker Tilly in an amount not to exceed \$25,000.

Attachments: [CDA Res. No.1458 - Baker Tilly Contract \(7.11.23\)](#)

4. [23-0445](#) Resolution to approve an Estoppel Certificate and Agreement relative to Development Finance Agreement between the Community Development Authority of the City of West Allis and SoNa Loft LLC.

Attachments: [SoNa Lofts - Certificate of Completion](#)
[SoNa Lofts - TIF Estoppel Certificate \(Authority\)](#)
[CDA Res. No.1459 - Estoppel Cert & Agreement \(7-11-23\)](#)

5. [23-0446](#) Discussion on the Development Agreement by and between Community Development Authority of the City of West Allis and Baum Revision for the redevelopment of 6771 W. National Ave.
6. [23-0447](#) Discussion on the Development Agreement by and between the Community Development Authority of the City of West Allis and Three Leaf Partners for the redevelopment.
7. [23-0448](#) Discussion on the redevelopment of 92nd and Greenfield Avenue (Former St. Als Church and School)
8. [23-0449](#) Discussion on the status of the Allis-Yards Redevelopment Area.
9. [23-0450](#) Discussion on the Request for Proposals for the former Longfellow School located at 2211 S. 60th St.

For agenda items, 4-6, 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.

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.