



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, July 14, 2026

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. [26-0312](#) May 18, 2026 (draft minutes)

Attachments: [May 18, 2026 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0327](#) Resolution authorizing a partial release of the Makers Row Purchase and Sale Agreement, Development Agreement and Development Finance Agreement for the SoNa Lofts II development.

Attachments: [SoNa Lofts II - Partial Release of PSA](#)
[SoNa Lofts II - Development Agreement](#)
[SoNa Lofts II - Purchase & Sale Agreement](#)
[CDA Res. No. 1539 - Makers Row and SoNa II \(7-14-26\)](#)

3. [26-0328](#) Communication of Audit Report for Beloit Road Senior Apartments, LLC submitted by Baker Tilly US, LLP.

Attachments: [Beloit Road - Audit Results Communication](#)
[Beloit Road Senior Apartments AUD 12-31-25 FS Final](#)

4. [26-0329](#) Discussion on the future of Beloit Road Senior Apartments.

5. [26-0330](#) Resolution to amend the professional services contract with SB Friedman for up to \$25,000 for real estate financial consulting and development agreement analysis.

Attachments: [CDA Res. No. 1540 - S.B. Friedman \(7-14-26\)](#)

6. [26-0331](#) Discussion regarding the 102nd and National Avenue corridor.

7. [26-0332](#) Update regarding the former Motor Castings redevelopment area.

8. [26-0333](#) Discussion regarding Element 84 and Tax Incremental Finance District Number Eleven.
9. [26-0007](#) 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. Novonesis Expansion/TIF Number Eighteen
 - g. 86th and National/TIF Number Nineteen
 - h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
 - i. Hwy. 100 Corridor
 - j. Beloit Road Senior Housing Complex
 - k. W. National Ave. Corridor
 - l. Motor Castings Site – 1323 S. 65 St.
 - m. 116th & Morgan Ave.

For agenda items 4-8 the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

NOTICE IS HEREBY GIVEN that a possible quorum of the City of West Allis Common Council may gather for the purpose of attending the Community Development Authority Meeting of Tuesday, July 14, 2026, at 6:00 p.m. at City Hall in Room 128. This is not intended to be a formal meeting of the Common Council. The Common Council will not take any formal action at this event.

E. ADJOURNMENT



All meetings of the Community Development Authority are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.