



# 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,*  
*Patrick Schloss, Economic Development Executive Director*

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Tuesday, January 9, 2024

6:00 PM

Join Zoom Meeting  
<https://us06web.zoom.us/j/88458712530?pwd=3j0QzYfuijA6OyPf0a7wCgArnmi49G.1>  
Meeting ID: 884 5871 2530  
Passcode: djXP7x  
This meeting will be televised in Rm 128,  
City Hall, 7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [24-0004](#) November 21, 2023

**Attachments:** [November 21, 2023](#)

#### D. MATTERS FOR DISCUSSION/ACTION

2. [24-0015](#) Annual Tax Increment Financing Report.

**Attachments:** [Annual Tax Increment Financing Report \(TID Report 2023\)](#)

3. [24-0016](#) Resolution to consider a grant to the City of West Allis for remedial planning activities at 5200 W. Burnham St. (474-0002-001) (Former Teledyne Site) as part of the U.S. EPA Community Wide Brownfield Assessment Grant in the amount of \$57,000.

**Attachments:** [CDA-Res. No. 1469 - EPA Grant to the City \(1.9.24\)](#)  
[REH Proposal-Remedial Planning Former Teledyne-West Allis WI 12 15 2023](#)

4. [24-0017](#) Discussion on the historic rehabilitation of Longfellow School located at 2211 S. 60 St.
5. [24-0018](#) Discussion in regards to the redevelopment of the 6400 Block of West Greenfield Ave.

6. [24-0019](#) Resolution to consider a 30-day extension of the Letter of Intent with JJH3group LLC for the 6400 Block of West Greenfield Avenue Ave. redevelopment.
- Attachments:** [CDA Res. No. 1470 - Extension of LOI \(1-9-24\)](#)  
[Extensions JJH3-Letter of Intent Hook 1.9.24](#)
7. [24-0020](#) Discussion in regards to the redevelopment of the property located on the southwest corner of S. 92nd St. and W. Greenfield Ave. (former St. Aloysius Church).
8. [24-0021](#) 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.

*For agenda items, 4-7, 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.