



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, August 15, 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. [23-0504](#) July 11, 2023

Attachments: [July 11, 2023](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0536](#) Resolution to approve the Scope of Services for Ramboll US Consulting, Inc., for environmental services for the property located at 6771 W. National Ave., in an amount not to exceed \$20,000.

Attachments: [Ramboll - Scope of Service - 6771 W. National Avenue](#)
[CDA Res. No. 1460 - Ramboll - 6771 W Nat'l Ave \(8-15-23\)](#)

3. [23-0537](#) Resolution amending a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [CDA Res. No.1461 - S.B. Friedman - Financial Consultant - \\$25,000 \(8-15-23\)](#)
[SB Friedman - Scope of Service - Hourly Deal Review Extension](#)

4. [23-0538](#) Resolution to approve Development Agreement between the City of West Allis and 3LP West Allis, LLC. for the property located at 8530-56 W. National Ave.

Attachments: [CDA Res. No. 1462 - Development Agreement -3LeafResolution \(8-15-23\)](#)
[8501 W National Development Agreement 8.15.2023\(WA Version\) Draft](#)

5. [23-0539](#) Resolution to approve a Purchase and Sale and Development Agreement between the City of West Allis, Community Development Authority of West Allis and BR West Allis, LLC. for the property located at 6771 W. National Ave. and the property located at 67** W. Mitchell St.
- Attachments:** [CDA Res. No. 1463 - Purchase & Sale and Development Agreement - 6771 W I](#)
6. [23-0540](#) Discussion on 92nd and Greenfield Avenue Redevelopment Area.
7. [23-0541](#) Discussion on Allis Yards Redevelopment Area, located within the 70th and W. Washington St. area.
8. [23-0542](#) Reappointment of Beatrice Chestnut by the Executive Director of the Community Development Authority, of the Resident Advisory Board Members for three-year term to expire August 15, 2026.
9. [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

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.