



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

Thursday, January 26, 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. [23-0014](#) December 19, 2022

Attachments: [December 19, 2022](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0046](#) Resolution to approve a Termination of Memorandum of Agreements between PyraMax Bank, FSB, and the Community Development Authority of the City of West Allis.

Attachments: [Termination of Memorandum of Agreements - PyraMax Bank, FSB](#)
[CDA Res. No. 1433 - Termination of Memorandum of Agreement - PyraMax Ba](#)

3. [23-0047](#) Resolution to approve an Estoppel Certificate relative to a Memorandum of Agreement between PyraMax Bank, FSB and Community Development Authority of the City of West Allis.

Attachments: [Estoppel Development Agreement](#)
[CDA Res. 1434 - Estoppel Certificate RE Memorandum of Agreement - PryaMa](#)

4. [23-0048](#) Resolution to approve a restructure of payments of an existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.

Attachments: [CDA Res. 1436 - Restructure payments - existing loan - Whitnall-Summit - 6600](#)
[Proposed New CDA Amort 1.11.23](#)

5. [23-0050](#) Discussion regarding the dissolution of Tax Incremental District Number Five (Six Points Farmers Market Area) of the City of West Allis.

6. [23-0051](#) Discussion regarding the dissolution of the Tax Increment District Number Seven (Summit Place) and authorization to distribute excess increment to overlying taxing districts.
7. [23-0052](#) Discussion on 84th and Greenfield Avenue Redevelopment Area.
8. [23-0053](#) Discussion on 65th and Greenfield Avenue Redevelopment Area.
9. [23-0054](#) Discussion on 102nd and Lincoln Avenue Redevelopment Area.
10. [22-0584](#) 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, 8-9 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.