



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, May 9, 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. [23-0321](#) April 25, 2023

Attachments: [April 25, 2023 \(draft minutes\)](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0341](#) Resolution authorizing utility easements to AT&T for underground utilities, to be located at 6601 W. National Ave.

Attachments: [AT&T - WI Non-Exclusive & Exclusive Easement \(5-9-23\)](#)
[CDA Res. No. 1445 - Utility easement AT&T - 6601 W Nat'l Ave \(5-9-23\)](#)

3. [23-0327](#) Resolution approving a Purchase and Sale Agreement and Development Agreement for the sale of land between the Community Development Authority of the City of West Allis and Makers Row QOZB, LLC

Attachments: [CDA Res. No. 1452 - Maker's Row PSA \(5-9-23\)](#)

4. [23-0328](#) Resolution authorizing a loan up to \$200,000 to Element 84, LLC and West Allis 84 Properties, Inc. for the buildout of commercial space at 1478-82 S. 84th St. and 8290 W. Orchard St. (Tax Key No. 452-0713-000).

Attachments: [CDA Res. No. 1453 - Element 84 Loan - \\$200,000 \(5-9-23\)](#)

5. [23-0329](#) Resolution to approve National Avenue Commercial Corridor Code Compliance Forgivable Loan for Fire Cycle Fitness LLC for the property at 1478 S. 84th St., West Allis in the amount of up to \$8,500 (Tax Key: 452-0713-000).

Attachments: [CDA Res. No. 1454 - Fire Cycle Code Compliance \(5-9-23\)](#)
[Fire Cycle Loan Agreement & Buildout Cost \(5-9-23\)](#)

6. [23-0330](#) Discussion on 6771 W. National Ave. and 67** W. Mitchell St. (Tax Key No. 453-0564-003 and Tax Key No. 454-0251-004)
7. [23-0331](#) Discussion relative to SONA Development within Tax Increment District Number 15.
8. [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, 3-7, 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.