City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, October 13, 2026 | **5:30 PM** | **City Hall, Room 220 Conference Room 7525 W. Greenfield Ave.**

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. 26-0453 September 8, 2026 (draft minutes)

Attachments: September 8, 2026 (draft minutes)

D. MATTERS FOR DISCUSSION/ACTION

2. 26-0466 Resolution to approve the Community Development Authority of the City of West Allis 2027 Annual Plan for the U.S. Department of Housing and Urban Development Housing Choice Voucher Program.

Attachments: CDA Res. No. 1543 - Annual Plan - Voucher Prg (10-13-26)

3. 26-0467 Resolution to amend the Administrative Plan for the Community Development Authority of the City of West Allis Housing Choice Voucher Program.

Attachments: CDA Res. No. 1544 - Approve Admin Plan Changes (10-13-26)

4. 26-0468 Resolution to consider the renewal of the computer and management housing program software with MRI Software LLC in the amount of $35,257.59 for the Housing Choice Voucher Program.

Attachments: CDA Res. No. 1545 - MRI Renewal (10-13-26)

5. 26-0469 Resolution to consider establishing the 2027 Payment Standards for the Housing Choice Voucher Program, effective January 1, 2027.

Attachments: CDA Res. No. 1546 - Proposed 2027 Payment Standards (10-13-26)

6. 26-0471 Discussion on the redevelopment of the former Motor Castings properties.

7. 26-0472 Resolution to amend the professional services contract with Ramboll Americas Engineering Solutions, Inc., for up to $40,000 for environmental consulting services for the former Motor Castings Site.

Attachments: CDA Res. No. 1548 - Ramboll Environ - Motor Castings $40,000 (10-13-26)

8. 26-0473 Resolution to amend the professional services contract with Foley & Lardner LLP for up to $36,500 for legal services relative to the former Motor Casting Site.

Attachments: CDA Res. No. 1549 - Foley - $36,500 Legal Services - Motor Castings (10-13-2

9. 26-0474 Resolution to approve up to $500,000 from the City of West Allis HOME Program for the Housing For All, LLC proposed residential development at the former Longfellow School at 2211 S. 60th St.

Attachments: CDA Res. No. 1550 - HOME funding - $500,000 - Housing 4 All LLC (10-13-26)

10. 26-0475 Discussion regarding 6771 W. National Ave., CDA owned property.

11. 26-0476 Discussion regarding projected operational shortfall for the Housing Choice Voucher Program.

12. 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. 92nd and Greenfield TIF including surrounding properties
j. SoNa II Redevelopment TIF Number Twenty-Two
k. Hwy. 100 Corridor
l. Beloit Road Senior Housing Complex
m. W. National Ave. Corridor
m. Motor Castings Site – 1323 S. 65 St.
o. 116th & Morgan Ave.

For agenda items 6,7,8,9,10,11 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, October 13, 2026, at 5:30 p.m. at City Hall in the Economic Development Conference Room 220. 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.