



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, November 12, 2019

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. [19-0734](#) October 8, 2019 Draft Minutes

Attachments: [October 8, 2019 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

2. [19-0738](#) Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 18 (Chr. Hansen – S. 92 and Lapham)
3. [19-0739](#) Resolution to consider designating proposed boundaries and adopting a project plan for Tax Incremental District No. 18, City of West Allis, Wisconsin

Attachments: [West Allis TID No. 18 Project Plan Draft](#)

4. [19-0740](#) Resolution to consider approving a sole source contract with Ehlers & Associates, Inc. for the preparation of the Tax Incremental District No. 18 (the “District”)
5. [19-0741](#) Discussion relative to the property located at 10620 W. Greenfield Ave. (Burger King)

For agenda items 2-5, 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.

6. [19-0742](#) Discussion relative to utility relocation for S. 116 St. & W. Rogers St./TIF Number Ten
7. [19-0743](#) Discussion relative to project update for the property located at 6771 W. National Ave.
8. [19-0744](#) Resolution to consider authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Environ for providing Grant Writing Services relative to the United States Environmental Protection Agency (USEPA) FY20 Brownfield Grants in an amount not to exceed \$4,500

Attachments: [Ramboll Environ - Scope of Service Grant Writing Services \\$4500](#)

9. [19-0745](#) Resolution to consider approving a licensing and support renewal with Happy Software in the amount of \$17,902.16 for the Section 8 Housing Choice Voucher Program

Attachments: [Happy Software - Section 8 Housing Choice Voucher Program Renewal](#)

10. [19-0746](#) Resolution to consider establishing the 2020 Payment Standard for the Housing Choice Voucher Program

11. [19-0747](#) Resolution to consider approving the 2020 Public Housing Authority Annual Plan

Attachments: [2020 Public Housing Authority Annual Plan](#)

12. [19-0748](#) Consideration relative to the Third Quarter Reports for Beloit Road Senior Apartments, LLC

Attachments: [3rd Qtr Beloit Rd](#)

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. *68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen*
- b. *The Market/TIF Number Fifteen*
- c. *S. 70th St. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen*
- d. *S. 102 and Lincoln – West Lincoln Corridor /TIF Seventeen*
- e. *Hwy 100 Corridor*
 - *Potential Development Opportunities*
 - *Hwy. 100 Study*
- f. *S. 116 St. and W. Morgan Ave.*
- g. *Beloit Road Senior Housing Complex*
- h. *W. National Ave. Corridor*
- i. *6610 W. Greenfield Ave.*

F. 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 QUOROM

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.