



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, October 12, 2021

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. [21-0471](#) September 14, 2021 Draft Minutes

Attachments: [September 14, 2021 \(Draft Minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [21-0472](#) Public Hearing on changes to the Section 8 Housing Choice Voucher Program Annual Plan

Attachments: [Notice of Public Hearing](#)

3. [21-0473](#) Resolution to consider approving the 2022 Public Housing Authority Annual Plan

Attachments: [2022 Annual PHA Plan](#)

[CDA Res 1395 - 2022 Public Housing Authority Annual Plan - 10-12-21](#)

4. [21-0474](#) Resolution to consider amending the 2021 Payment Standard for the Housing Choice Voucher Program

Attachments: [CDA Res 1396 - 2022 Payment Standard - Voucher Prg](#)

5. [21-0475](#) Resolution to approve amendments to the Section 8 Housing Choice Voucher Administrative Plan

Attachments: [8.18.21 Proposed Ch. 3 Changes - Denial of Assistance](#)

[8.18.21 Proposed Ch. 3 Changes](#)

[8.18.21 Proposed Ch. 4 Changes](#)

[8.18.21 Proposed Ch. 6 Changes](#)

[CDA Res 1397 - Amendments to the Section 8 Housing Choice Voucher Admin](#)

6. [21-0476](#) Resolution to consider a licensing and support renewal with MRI Software LLC in the amount of \$23,576.47 for the Section 8 Housing Choice Voucher Program
Attachments: [Happy INV-US-INV1260540](#)
[CDA Res 1398 - MRI Software LLC - \\$23,576.47 - Section 8](#)
7. [21-0477](#) Resolution to consider allocating Section 8 Housing Choice Voucher Covid Funds to Beloit Road Senior Housing Complex in the amount of \$15,400.06 for updating the Wi-Fi service
Attachments: [CDA Res 1399 - Sect 8 - Covid Funds - Beloit Rd \\$15,400.06 - Wi-Fi](#)
8. [21-0478](#) Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 6749 W. National Ave., which is located within the 68th & Mitchell St. Redevelopment Area (TID #14), in an amount not to exceed \$21,500
Attachments: [Ramboll Scope of Services 10-7-21](#)
[CDA Res 1400 - Case Closure Request - 6749 W National Ave. - 68 & Mitchell |](#)
9. [21-0479](#) Resolution to consider the submittal of a FY 2022 US EPA Brownfield Community Wide Assessment Grant application for \$500,000
Attachments: [Ramboll -Proposal FY22 EPA Grant Application](#)
[CDA Res No1401 - FY 2022 US EPA Brownfield Community Wide Assessment](#)
10. [21-0480](#) 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) FY22 Brownfield Grants in an amount not to exceed \$4,500
Attachments: [Ramboll -Proposal FY22 EPA Grant Application](#)
[CDA Res 1402 -Ramboll - Grant Writing Services - EPA \(USEPA\) FY22 Brownf](#)
11. [21-0481](#) Discussion regarding the terms sheet between the Authority and the Mandel Group for the redevelopment of the Market development (South of National Avenue "SONA")
12. [21-0482](#) Discussion regarding redevelopment of 92nd and Greenfield Avenue (former St. Aloysius Church and School)
13. [21-0483](#) Discussion regarding 65th and Greenfield Avenue area
14. [21-0484](#) Discussion regarding proposed redevelopment at 85th and National Avenue

15. [21-0485](#) 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. 6610 W. Greenfield Ave.
 - j. Motor Castings Site – 1323 S. 65 St.
 - l. 116th & Morgan Ave.

For agenda items, 11, 12, 13, 14 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.