



City of West Allis

Meeting Minutes

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Jim Lisinski
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Tuesday, October 12, 2021

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 6 - Mr. Wayne Clark, Mr. Jim Lisinski, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, and Mr. Gerald C. Matter
Excused 1 - Ms. Karin M. Gale

Others Attending

Ald. Lajsic, Ald. Roadt,
Jason Kaczmarek, Finance Director/Comptroller

Staff

Patrick Schloss, Executive Director, Economic Development
Shaun Mueller, Economic Development, Development Project Manager

C. APPROVAL OF MINUTES

1. [21-0471](#) September 14, 2021 Draft Minutes

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

This matter was Approved.

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](#)

Mr. Schloss presented an overview and addressed questions from the Community Development Authority regarding the Public Hearing regarding the changes to the Section 8 Housing Choice voucher Program Annual Plan.

This matter was Discussed.

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](#)

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

Clark moved to approve this matter, seconded by Ald. Weigel, motion carried.

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](#)

[CDA Res 1396 - 2022 Payment Standard - Voucher Program](#)

[8.18.2021 -10-21-21 signed](#)

Mr. Schloss presented.

Mr. Clark inquired how does this compare to other communities?

Mr. Schloss confirmed that the adjustment applies to other communities as well as our own.

Clark moved to approve this matter, seconded by Ald Haass, motion carried.

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 Plan - 10-12-21](#)

[CDA Res 1397 - Amendments to the Section 8 Housing Choice Voucher Admin Plan - 10-12-21 signed](#)

Clark moved to approve this matter, seconded by Ald. Haass, motion carried.

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](#)

[CDA Res 1398 - MRI Software LLC - \\$23,576.47 - Section 8 - signed](#)

[City of West Allis - 3 Year Renewal and 2 Add-on U \(1\) \(signed\)](#)

Ald. Weigel moved to approve this matter, seconded by Clark, motion carried.

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](#)
[CDA Res 1399 - Sect 8 - Covid Funds - Beloit Rd \\$15,400.06 - Wi-Fi - signed](#)

Clark moved to approve this matter, seconded by Lisinski, motion carried.

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 Redev 10-12-21](#)
[CDA Res 1400 - Case Closure Request - 6749 W National Ave. - 68 & Mitchell Redev 10-12-21 signed](#)

Mr. Clark requested a reporting of the final bill be presented when this project has been completed.

Ald. Haass moved to approve this matter, seconded by Ald. Weigel, motion carried.

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 Grant Application](#)
[CDA Res No1401 - FY 2022 US EPA Brownfield Community Wide Assessment Grant Application - signed](#)

Clark moved to approve this matter, seconded by Ald. Haass, motion carried.

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 Brownfield Grants \\$4500 - 10-12-21](#)
[CDA Res 1402 -Ramboll - Grant Writing Services - EPA \(USEPA\) FY22 Brownfield Grants \\$4500 - 10-12-21 signed](#)

Clark moved to approve this matter, seconded by Ald. Weigel, motion carried.

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")

This matter was Discussed.

12. [21-0482](#) Discussion regarding redevelopment of 92nd and Greenfield Avenue (former St. Aloysius Church and School)

This matter was Discussed.

13. [21-0483](#) Discussion regarding 65th and Greenfield Avenue area

This matter was Discussed.

14. [21-0484](#) Discussion regarding proposed redevelopment at 85th and National Avenue

This matter was Discussed.

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.

At 6:32 p.m., a motion was made by Ald. Haass, seconded by Mr. Clark to go into closed session to discuss items, 11, 12, 13, & 14 on the agenda.

Following the discussion of these items in closed session, the committee reconvened in open session.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Clark, seconded by Ald. Weigel to adjourn at 7:19 p.m.



All meetings of the {bdName} 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.

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.