



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, August 18, 2020

6:00 PM

City Hall - Virtual Meeting
7525 W. Greenfield Ave.

REGULAR MEETING

The City of West Allis is holding the Community Development Authority meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting.)

If you wish to view the meeting, you can watch the meeting as it is live streamed on the City of West Allis YouTube Channel (<https://www.youtube.com/user/westalliscitychannel>). If you require an alternate format of viewing the meeting, please call 414-302-8468 and leave a message prior to 11:00 a.m. CST on Tuesday, August 18, 2020.

A. CALL TO ORDER

B. ROLL CALL

C. NEW AND PREVIOUS MATTERS

1. [20-0348](#) Resolution to consider Amendment #1 to the Purchase and Sale Agreement by and between Six Points West Allis Apartments, LLC and the Community Development Authority of the City of West Allis relative to the Development Finance Agreement (North of National Avenue “NONA”)
2. [20-0349](#) Resolution to consider a Letter of Intent between the Mandel Group and the Community Development Authority of the City of West Allis for Phase II of The Market development (South of National Avenue “SONA”)
3. [20-0350](#) Resolution to consider the 5th Amendment to the Amended and Restated Development Agreement between Whitnall-Summit Company, LLC, Whitnall Summit Development Corporation and the Community Development Authority of the City of West Allis and First-Ring Industrial Redevelopment Enterprise, Inc.

Attachments: [Amendment #5 Development Agreement](#)
[Exhibit A - Amortization Schedule](#)

4. [20-0351](#) Discussion relative to Lincoln Avenue West Tax Increment Financing District - Lincoln overpass fencing
5. [20-0352](#) Discussion relative to federal “HOME” Funds and commitment and allocation of program income for 2020 and 2021

6. [20-0353](#) Resolution approving the selection of the lowest bidder and authorizing the Executive Director to enter into a new construction contract with Kuhs Quality Homes, Inc. for construction of a single-family home located at 9235 W. National Avenue, in the amount of \$302,220
7. [20-0354](#) Resolution to consider a professional service sole source contract with Lutheran Social Services to provide service coordination of a Family Self-Sufficiency Program as part of the Housing Choice Voucher and Veteran Affairs Supportive Housing programs in the amount of \$96,687

Attachments: [WA Housing Authority Family Self Sufficiency Prg.](#)
[WA Family Self-Sufficiency Budget](#)

For agenda items 1-5, 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.

D. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

- a. Pioneer District - S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
- b. 84th & Greenfield/TIF Number Eleven
- c. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- d. The Market/TIF Number Fifteen
- e. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- f. S. 102 St. & W. Lincoln Ave. – West Lincoln Corridor /TIF Seventeen
- g. Hwy 100 Corridor
- h. S. 116 St. & W. Morgan Ave.
- i. Beloit Road Senior Housing Complex
- j. W. National Ave. Corridor
- k. 6610 W. Greenfield Ave.

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 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.