



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, September 8, 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, September 8, 2020.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

- 1A. [20-0404](#) July 23, 2020 Draft Minutes

Attachments: [July 23, 2020 Draft Minutes](#)

- 1B. [20-0405](#) August 18, 2020 Draft Minutes

Attachments: [August 18, 2020 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

2. [20-0406](#) 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”)

Attachments: [Res 1359-Amendment 1-P&S Agreement-Six Points West Allis Apartments NONA Construction Cost Savings Analysis](#)

3. [20-0407](#) 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”)

Attachments: [Res 1355-Letter of Intent- the Mandel Group - Phase II of the Market Dev SONA Letter of Intent- the Mandel Group](#)

For agenda items 2 and 3, 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.

4. [20-0408](#) Resolution to consider a Memorandum of Understanding with Wisconsin Department of Children and Families Division of Milwaukee Child Protective Services and Milwaukee Continuum of Care for a formation of a Foster Youth to Independence voucher housing program

Attachments: [Res 1360-MOU - WI Dept of Children & Families](#)

5. [20-0409](#) Resolution to consider establishing the 2021 Payment Standard for the Housing Choice Voucher Program

Attachments: [Res 1361-Payment Standard 2021-Voucher Prg](#)

6. [20-0410](#) Discussion relative to the Housing Voucher Program operations

7. [20-0411](#) Resolution to consider the purchase of three kiosks and service agreement to support the operations of the West Allis City Hall Customer Service Center from DynaTouch Interactive Technologies in an amount not to exceed \$96,820

Attachments: [Res 1362-DynaTouch Interactive Tech Kiosks for Customer Service Center](#)
[DynaTouch Interactive Tech-QUOTE \(9-8-20\)](#)

8. [20-0318](#) Resolution to consider a construction contract with Superior Home Improvements up to \$34,750 for replacing roofs at Beloit Road Senior Housing

Attachments: [Res 1353-Superior Home Improvements-Beloit Rd Roof](#)
[Superior Home Improvement - BID](#)

E. 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. & Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
- f. S. 102 and Lincoln – West Lincoln Corridor /TIF Seventeen
- g. Hwy 100 Corridor
- h. S. 116 St. and W. Morgan Ave.
- i. Beloit Road Senior Housing Complex
- j. W. National Ave. Corridor
- k. 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.