



# City of West Allis

## Meeting Minutes

### Community Development Authority

Tuesday, September 8, 2020

6:00 PM

City Hall - Virtual Meeting  
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** 5 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, and Martin J. Weigel
- Excused** 2 - Mr. Gerald C. Matter, and Christopher Saugstad

#### Staff

John Stibal, Development Director  
Patrick Schloss, Community Development Manager  
Shaun Mueller, Community & Economic Development Coordinator

#### C. APPROVAL OF MINUTES

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

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

A motion was made by Mr. Nehmer, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

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

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

A motion was made by Ald. Haass, seconded by Mr. Nehmer, that this matter be Approved. The motion carried unanimously.

#### 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:** [Construction Cost Savings Analysis](#)  
[1359-CDA-Purchase & Sale Agreement -Amendment 1 - Six Points West Allis ApartmentsLLC \(NONA\) \(9-8-20\) - signed](#)

A motion was made by Mr. Nehmer, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.

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:** [Letter of Intent- the Mandel Group](#)

[1355-CDA-Letter of Intent- the Mandel Group - Phase II of the Market Dev SONA - with attachment - \(9-8-20\) - signed](#)

**A motion was made by Ald. Haass, seconded by Weigel, that this matter be Approved. The motion carried unanimously.**

*At 6:09 p.m., a motion was made by Ald. Weigel, seconded by Ald. Haass, to go into closed session to discuss items 2-3 on the agenda. Following discussion of these items in closed session, the committee reconvened into open session at 6:51 p.m.*

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:** [1360-CDA MOU - WI Dept of Children & Families Divn of Milw Child Protective Services and Milw Continuum of Care - formation of Foster Youth to Independence voucher housing prg \(9-8-20\) - signed](#)  
[Memorandum of Understanding West Allis - Foster Youth to Independence](#)  
[Foster Youth to Independence West Allis](#)

**A motion was made by Ald. Haass, seconded by Mr. Nehmer, that this matter be Approved. The motion carried unanimously.**

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

**Attachments:** [1361-CDA-2021 Payment Standard - Voucher Program 9.08.20 - signed](#)

**A motion was made by Weigel, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

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

**This matter was Discussed.**

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:** [DynaTouch Interactive Tech-QUOTE \(9-8-20\)](#)

[1362-CDA DynaTouch Interactive Technologies - Kiosks for Customer Service Center \\$96,820 - with quote \(9-8-20\) - signed](#)

**A motion was made by Weigel, seconded by Ald. Haass, that this matter be Approved. The motion carried unanimously.**

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:** [Superior Home Improvement - BID](#)

[1353 - CDA-Beloit Rd. Superior Home Improvements-roof-9-8-20 - signed](#)

A motion was made by Ald. Haass, seconded by Ms. Gale, that this matter be Approved. The motion carried unanimously.

#### **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**

*There being no further business to come before the Authority a motion was made by Ald. Haass, seconded by Ald. Weigel to adjourn at 7:17 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.