



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2008-0071

Final Action:

Sponsor(s): Thomas G. Lajsic

MAR 18 2008

Resolution relative to approving the 2007 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program.

WHEREAS, Community Development Block Grant (CDBG) regulations require the preparation of a 2007 Consolidated Annual Performance and Evaluation Report (CAPER); and,

WHEREAS, the Community Development Block Grant Committee of the City of West Allis has conducted a public hearing on March 13, 2008; and,

WHEREAS, the Community Development Block Grant Committee, after conducting the public hearing, recommended approval of the 2007 CAPER; and,

WHEREAS, appropriate documentation, communications and certifications are required to be completed and submitted to various entities in order to secure the City's Community Development Entitlement.

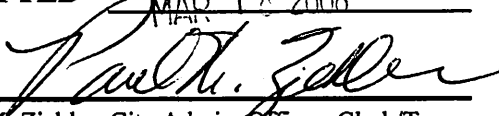
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the 2007 Consolidated Annual Performance and Evaluation Report (CAPER) is hereby adopted, subject to any minor corrections, and the Director of Development, or his designee, is hereby authorized to execute and submit the necessary documentation on behalf of the City.

cc: Department of Development
Chris Phinney, Grants Accounting Specialist

q\r\Dev-R-498-3-18-08\bjb

ADOPTED

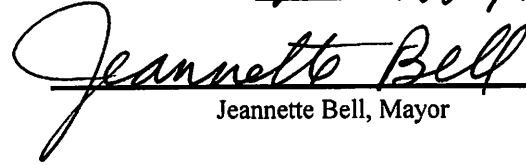
MAR 18 2008



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED

March 20, 2008



Jeannette Bell, Mayor

STAFF REPORT

BLOCK GRANT COMMITTEE THURSDAY, March 13, 2008

1. Distribution of meeting minutes from August 23, 2007 meeting.

Submitted under separate cover.

Recommendation: Place on file as submitted or as modified.

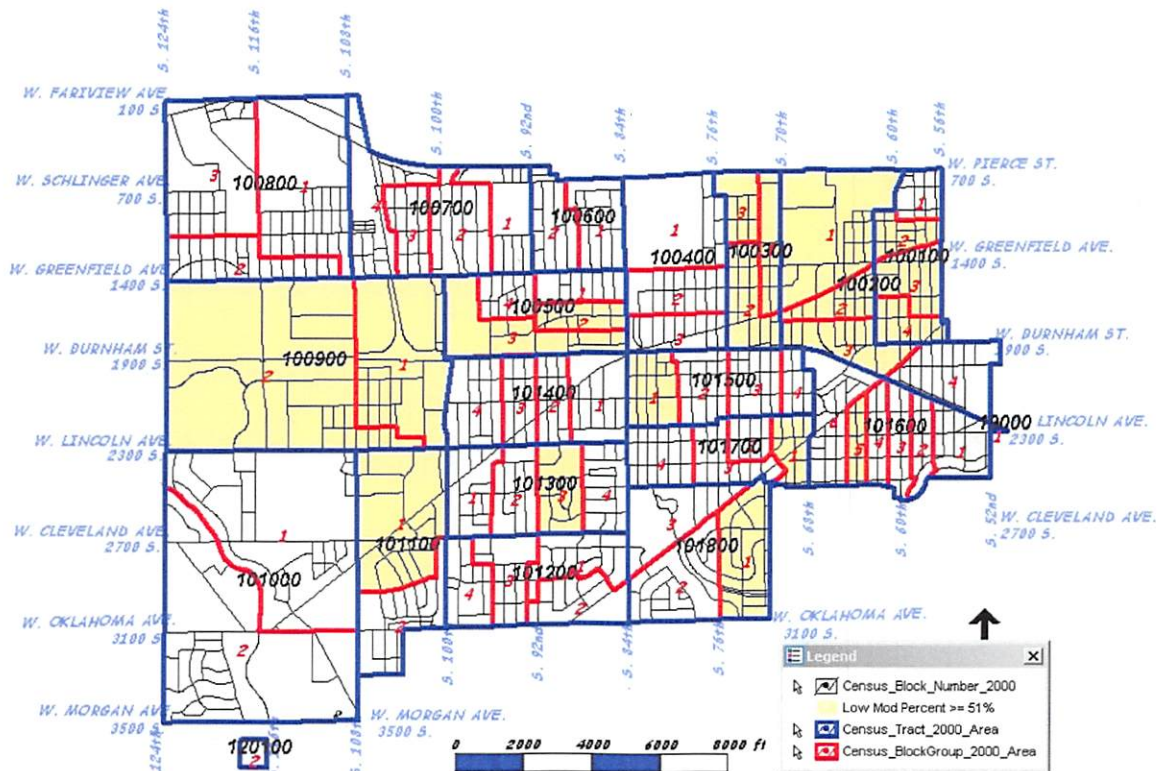
2. Public Hearing on the FY 2007 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant (CDBG) Program.

Consideration of the Consolidated Annual Performance and Evaluation Report for FY 2007 covering January 1 through December 31, 2007.

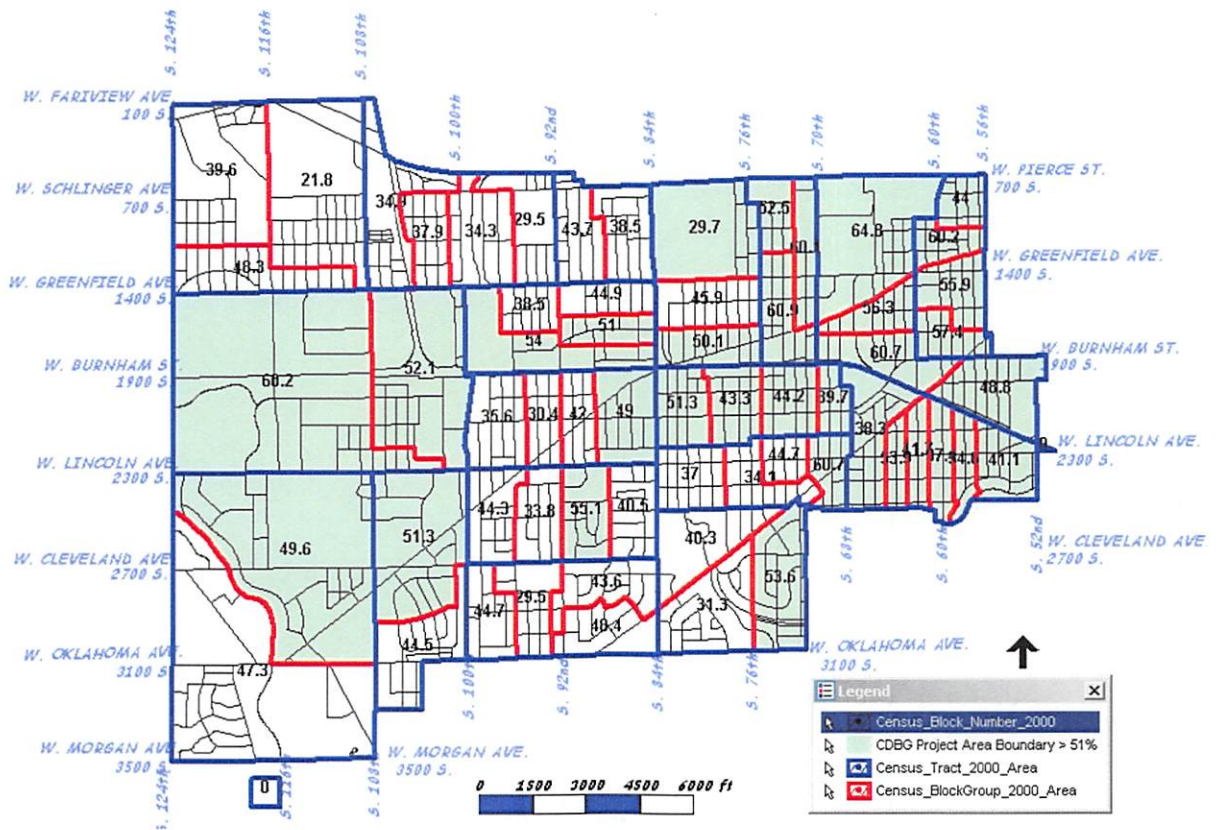
The Consolidate Annual Performance and Evaluation Report (CAPER) is an overview of the annual accomplishments of the Community Development Block Grant Program. The report must be submitted to Health and Urban Development Offices (HUD) no later than March 29, 2008. The report is utilized to monitor the City's achievements towards goals outlined in the Five Year Consolidated Plan.

The 2007 fiscal year provided another opportunity for the City of West Allis to positively employ and to creatively utilize Community Development Block Grant funds to assist a wide array of projects for low-moderate income individuals/neighborhoods and to remove the negative influence of blight on our community. The City's CDBG funded projects offer a culmination of benefits and results that are outlined throughout this report.

Background: Pictured below are the Census Tracts of the City of West Allis. The yellow colored areas are Census Tracts with 51% or higher low-moderate income population.



Pictured below are the Census Tracts of the City of West Allis with the percentage of low-moderate income persons. The green colored area is the project area of the CDBG program. Many CDBG funded programs utilize all or a portion of the below service area.



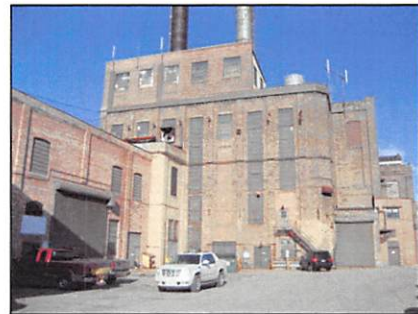
A. Report on Program Administration:

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07101	Community Development Administrative Cost	\$335,695.00	\$292,883.65	\$42,811.35

Description: Includes supervision of the entire CDBG Program including the application process, submission of the annual consolidated plan, annual CAPER, and all other reports required by HUD. Staff reviews all activities in order to assure compliance with HUD guidelines. Also included are planning activities for redeveloping low-moderate income areas of the City and funds to cover additional administration costs associated with the federal HOME program.

Accomplishments:

- Complied and submitted all required reports and documentation required by HUD.
- Attended HUD’s Entitlement Conference and Davis-Bacon Training and Annual Entitlement Training Workshop
- Assisted all groups who receive CDBG funding with compliance in HUD regulations.
- Community development projects include:
 1. Summit Place Office Complex
 2. Six Points / Farmers Market Redevelopment
 3. 113th & Greenfield Ave.
 4. Former Wehr Steel Property
 5. Firehouse Square
 6. 60th & Beloit Rd. Vacant Service Station
 7. 58th and Beloit Road
 8. State Fair Park - Hotel
 9. Pioneer District –Acquire Laidlaw
 10. Towne Centre



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07102	Fair Housing Administrative Cost	\$4,604.00	\$1,756.60	\$2,847.40

Description: Covers cost associated with educating residents and students about Fair Housing opportunities. Chief among the activities is sponsoring a poster and essay contest.



Accomplishments:

- Administration of Fair Housing awareness
- 83 students participated in the poster and essay contest with 5 proceeding on to State competition, two placed at State
- Staff participated in the Wisconsin Fair Housing Network
- Staff time involved with conducting Fair Housing meetings
- Costs were below budget because a change in staffing and increased sponsorship for the Fair Housing Poster Contest

	Budget	Expended	Balance as of 12/31/07
A. Program Administration	\$340,299.00	\$294,640.25	\$45,658.75

B. Report on Public Service Activities:

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07201	Community Service Officer	\$49,779.00	\$49,779.00	\$0.00

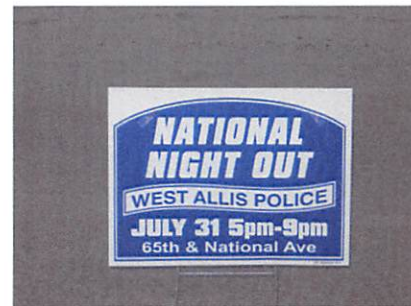
Description: Officer will patrol high crime CD areas, assist staff at family resource center, produce special crime prevention newsletters, and combat auto theft in designated areas of the City.

Direct patrol and crime prevention duties are performed in Census Tracts 1001, 1002, 1015, 1016, 1017.

Goal: Serve 9,156 people, 25 compliance checks

Accomplishments:


- 100 licensed establishments were checked
- 9 tobacco checks, 51 alcohol compliance checks
- 170 people attended landlord training
- 100 people attended a project safe neighborhood meeting





Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07202	Continuing Access to Literature for Elderly	\$8,000.00	\$7,999.23	\$0.77
<p>Description: The library will purchase large print books and books on audio-tape and on CDs to meet the educational and recreational needs of older adults.</p> <p>Services the entire project area.</p> <p>Goal: 150 titles, 12,784 senior adults</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> 60 large print books and 91 recorded books 				


Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07203	Frail Elderly Home Service (West Central Interfaith)	\$39,281.00	\$39,281.00	\$0.00
<p>Description: Staff and volunteers provide assistance to older adults to remain at home. Services include information and referral, advocacy, and direct services such as transportation, shopping, and friendly visits.</p> <p>Services the entire project area.</p> <p>Goal: 700 older adults served</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> 902 older adults received direct services 848 requests for information or referral Provided 1,677 rides from volunteers 685 home chores Assisted 16 shopping trips 943 telephone visits 481 friendly home visits 626 female head of households 691 30% of median income 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07204	Gang Prevention	\$61,973.00	\$61,973.00	\$0.00
<p>Description: Prevent crime and gang related offenses in Community Development areas of the city through extra enforcement efforts in high crime areas.</p> <p>Project area is 1001, 1002, 1003, 1004, 1005, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018</p> <p>Goal:</p> <ul style="list-style-type: none"> • 31,983 people, population of area served. • Reduce crime and influences <p>Accomplishments:</p> <ul style="list-style-type: none"> • 295 contacts for graffiti involving 1,180 hours • 212 drug contacts consuming 1,696 hours related investigations within CD areas of the City 				

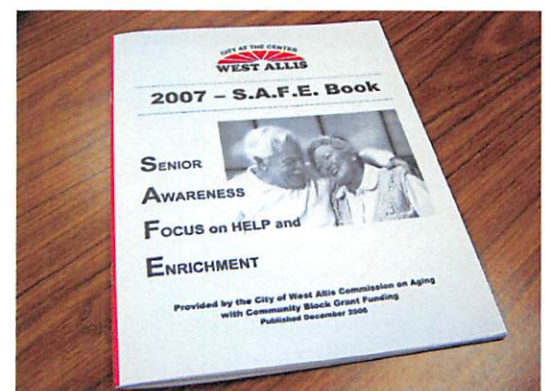
Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07206	Senior Fire Safety	\$1,600.00	\$1,412.16	\$187.84
<p>Description: The program discusses fire safety and fall prevention in the key areas of the home. At the age of 65, adults are twice as likely to be killed or injured by fires or falls compared to the population at large. This program educates our elderly population on the many areas, emphasizing fire safety and educating the elderly on how to prevent accidental falls and it targets organizations where the elderly participate or areas where they live.</p> <p>Services the entire project area.</p> <p>Goal: Educate 1,200 older adults regarding fire and home safety</p> <p>Accomplishment:</p> <ul style="list-style-type: none"> • Presented to Senior Citizens age 65 years and older at the following locations. Landmark Senior Living (75 people), and Library Square Senior Living (50 people). • Provided informational brochures and additional handouts designed for this target group of senior citizens. 				


Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07207	Neighborhood Watch	\$9,150.00	\$8,222.33	\$927.67
<p>Description: To start and maintain Neighborhood Watch groups in CD areas. The goals of the program are preventing crime through education of citizens and increasing the community's awareness of criminal activity.</p> <p>Project area is 1001, 1002, 1003, 1004, 1005, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018</p>		 		
<p>Goal: Serve 7,688 households (population of area, reduce criminal activity)</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • 197 Neighborhood Watch groups in CD areas • Served 6,355 households • Households received crime prevention information • 54 crime prevention meetings with 3,329 in attendance throughout the year • Organized National Night Out 				


Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07209	Survive Alive	\$15,015.00	\$14,687.46	\$327.54
<p>Description:</p> <p>Program teaches children how to protect themselves and their family in the event of a fire. The program provides realistic, hands-on instruction utilizing a structure located within the West Allis Recreation Department building.</p> <p>Project area is 1001, 1002, 1003, 1004</p>				
<p>Goal: 2,500-Educate youth on fire safety</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • 1,213 students • Schools include Horace Mann and Lincoln 				

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07210	Juvenile Fire Safety Counseling	\$3,500.00	\$566.72	\$2,933.28
Description: Program relies on voluntary contacts of parents/guardians of children who play with fire. The program also relies on submission of children that have had Police or Fire Department contact and have been referred to the education program. Services the entire project area.				
Goals: Meet with 30 youth, provide fire safety education				
Accomplishments: <ul style="list-style-type: none"> Received 0 referrals 				

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C06211		\$4,085.00	\$4,084.00	\$1.00
C07211	Senior Citizen Services	\$10,000.00	\$1,436.68	\$8,563.32
Description: Program provides ElderWatch training, promotes Senior Government Day, distributes S.A.F.E. Book, and promotes computer literacy for the elderly. Services the entire project area.				
Goals: Assist 5,000 elderly residents				
Accomplishments: <ul style="list-style-type: none"> 5,000 copies of the new 2008 edition of the S.A.F.E. Book have been ordered. Copies of the 2007 edition were distributed throughout the year. The Senior Government Day Program was held on August 15, 2007. Computer Instruction: 160 hours of Basic I Computer sessions were held during 2007. Provided 76 hours of Advanced Computer Lab sessions and 140 hours of Basic II Computer classes. In addition, an ongoing Photography Class provided 32 hours of class instruction. A Word Processing class was held in May and provided eight hours of class instruction. Three 30" locked storage cabinets were purchased to store computer class materials. 				




Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07217	Lilac Bus	\$7,000.00	\$7,000.00	\$0.00
<p>Description: Program provides coordinated transportation for elderly members of the community to social and shopping events. Project is a joint venture between West Allis Rotary, West Allis Memorial Hospital, West Central Interfaith, and other community groups.</p>				
<p>Goals: Serve 900 people</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • Lilac Bus transported 98 elderly passengers • 658 one-way trips • Attended civic events, went shopping, lunch trip, etc. 				

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07215	Healthy Homes	\$8,900.00	\$8,899.43	\$0.57
<p>Description: Project provides homeowners a safety assessment in conjunction with HUD's Healthy Home Initiative. The program offers lead screening of low/moderate income children by the Health Department, source change for X.R.F. Lead Analyzer, Lead Dust Sampling, Training and Community Outreach.</p>				
<p>Goals: Reach 75 households</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • The West Allis Health Department purchased a portable machine to check blood lead levels. • 213 high-risk children enrolled in the WIC program, or who did not have health insurance, had a blood lead screening done at the West Allis Health Department. Children whose lead levels were elevated were referred to a public health nurse for education and case management. • 109 Home Safety kits were distributed at events targeting families with young children. • 46 staff hours have been used to do home safety/lead assessments and lead poisoning case management. • Approximately 150 children were fitted for bike helmets and families given the helmet and educational materials on using them. 				

Project No..	Project Name	Budget	Expended	Balance as of 12/31/07
C07205	Graffiti Removal Chemicals	\$1,500.00	\$271.87	\$1,228.13
<p>Description: Remove graffiti from buildings and structures in CDBG-eligible areas</p> <p>Project area is 1001, 1002, 1003, 1004, 1005, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018</p> <p>Goal: Serve 15 households</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> Removed graffiti from 21 locations in CD eligible areas 				

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07216	Family Resource Center	\$33,274.00	\$30,000.00	\$3,274.00
<p>Description</p> <p>Designed to provide a comprehensive, coordinated child and family centered plan that brings resources together to provide preventative services in a timely, effective, and user-friendly manner. The focus of the center is to provide assistance to families.</p> <p>Service area is 1001, 1002, 1003, 1004, 1005, 1009, 1011, 1013, 1014, 1015, 1016, 1017</p> <p>Goal: Serve 225 people</p> <p>Accomplishments</p> <ul style="list-style-type: none"> 275 people attended weekly playgroups, children's workshops, and field trips 227 people attended the Valentine's Day Party, Easter Party, Muffin's w/Mom's & Grandma's Event, Halloween Party, Thanksgiving Feasts, the Christmas Party 48 families participated in Shake, Rattle & Grow There are 4 different groups of parents/grandparents meeting for support and recreation this summer that formed through the Center 36 students from Hoover Elementary, 9 seniors from Mitchell Manor and 23 kids from the Center participated in Reading Buddies 25 adults volunteer for the Center 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07212	Battery Distribution	\$750.00	\$0.00	\$750.00
Description: Distribution of packets which include fire safety education materials and a battery to single family and duplex units within low to moderate income census tracts as designated by the 1990 Census.				
Goals: Visit 500 households				
Accomplishments: <ul style="list-style-type: none"> Program was not conducted because of staffing. 				

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07214	Afterschool Program - SAFE	\$5,000.00	\$5,000.00	\$0.00
Description: Youth activity to prevent juvenile crime through organized and supervised social and learning activities during non-school hours, weekends, and during the summer. Activities at Liberty Heights park and Horace Mann schools				
Goals: 400 people				
Accomplishments: <ul style="list-style-type: none"> 150-200 youth used the Liberty Heights Pool facility daily and participated in the SAFE Program at Horace Mann daily Pool was open from June 18 – August 31 Funds underwrote staff hours to supervise Liberty Heights Pool and SAFE program 				

	Budget	Expended	Balance as of 12/31/07
B. Public Service Subtotal	\$258,807.00	\$240,612.88	\$18,194.12

C. Report on Housing Rehabilitation Activities:

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07301	Housing Rehab Management	\$43,402.00	\$36,220.54	\$7,181.46
<p>Description: These funds cover the management costs incurred for administering home rehabilitation loans using HOME funds available from Milwaukee County.</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> • Staff assisted homeowners with loans for rehab and home buying • Managed portfolio with 197 loans 				



Above: Proposed project at 1343 S. 64 St.

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
	Prior Year (s) Remaining Funds	\$55.00	\$0.00	\$55.00
C07302	Single Family Housing Rehabilitation	\$103,000.00	\$91,409.91	\$11,590.09
<p>Description: Program assists low-moderate income persons to repair their homes. After code violations have been mitigated, it is hoped that neighboring homeowners will be inclined to do the same. An estimated 24 households will receive assistance.</p> <p>Goal: 24 households</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> • Funded 1 family homes • Many had code violations and lead-based paint hazards • All homes were low-to-moderate income 				

Before



After



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C06303	Prior Year (s) Remaining Funds	\$25,364.00	\$25,364.00	\$0.00
C07303	Duplex Housing Rehabilitation	\$50,000.00	\$0.00	\$50,000.00

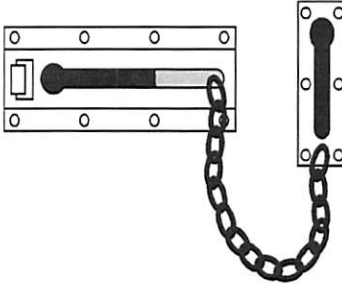
Description: Program assists low-moderate income owners to repair their duplex. After code violations have been mitigated, it is hoped that neighboring homeowners will be inclined to do the same. An estimated 6 households will receive assistance.

Goal: Complete 6 rehabilitations

Accomplishments:

- Prior year funds utilized
- 10 housing units complete, 5 duplexes
- Safety issues, code violations, and lead-based paint hazards
- All low-to-moderate income families



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07304	Home Security: Low-moderate income areas	\$15,958.00	\$15,940.47	\$17.53
<p>Description: To provide basic home security for low income residents. The goals of this program are to give people a sense of security and safety in their home and prevent burglaries. The following security items are provided and installed in homes throughout the city:</p> <ul style="list-style-type: none"> • Window pins • Door viewers • Deadbolt locks • Burglar bars for basement windows • Security glass over the windows in doors 				
<p>Goal: Complete 75 households</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • 51 homes were secured 				

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07305	Home Security for Elderly	\$3,090.00	\$1,862.07	\$1,227.93
<p>Description: To provide basic home security for elderly residents. The goals of this program are to give people a sense of security and safety in their homes and prevent burglaries. The following security items are provided and installed in homes throughout the city:</p> <ul style="list-style-type: none"> • Window pins • Door viewers • Deadbolt locks • Burglar bars for basement windows • Security glass over the windows in doors 				
<p>Goal: 15 elderly occupied homes</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • A total of 6 homes were secured through this program 				

	Budget	Expended	Balance as of 12/31/07
C. Housing Rehabilitation Activities Subtotal	\$291,442.00	\$200,357.83	\$91,084.17

D. Economic Development Activities:

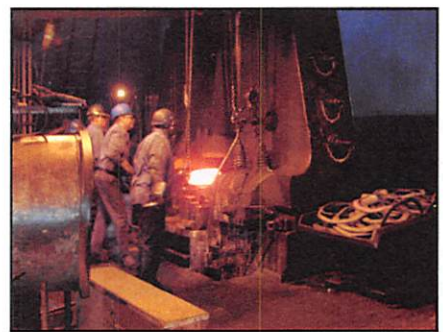
Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07501	Economic Development Management Cost	\$130,472.00	\$128,578.35	\$1,893.65

Descriptions:

Administrative costs associated with operating the Economic Development Loan Program

Accomplishments:

- Approved a \$60,000 loan for Chiropractic and Wellness Group for purchase of property and expansion in West Allis.
- Assisted Milwaukee Machine Works in obtaining \$375,000 in Enterprise Tax Credits from the Wisconsin Department of Commerce. The City has offered an Economic Development Loan of \$150,000.
- Successfully administered satisfactions of three loans – ReGENco, Quest Corp, and Doyle’s Food Services.
- Prepared subgrantee agreement with Wisconsin Women’s Business Initiatives Corp. for the Micro-Enterprise Technical Assistance Program and administered prevailing wage requirements for the Downtown West Allis Business Improvement District.
- Provided technical assistance to 77 businesses on zoning issues, building code issues, financing issues, labor recruitment issues, etc.
- Maintained information on the City’s Economic Development programs.
- Marketed City at the Hmong Chamber of Commerce Event.
- Assisted Hong Thai obtain assistance from the Hmong Chamber of Commerce.
- Assisted Unit Drop Forge in obtaining \$250,000 in New Technology Tax Credits.
- Worked on the Development of First-Ring Industrial Redevelopment Enterprises, Inc. and \$35 million in New Market Tax Credits.



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C05502		\$56,269.00	\$0.00	\$56,269.00
C06502		\$100,000.00	\$0.00	\$100,000.00
C07502	Economic Development Financing/Loan Program	\$100,000.00	\$0.00	\$100,000.00

Description:

“Gap” financing loans to small businesses for projects that will result in new job creations – especially for persons from low-moderate income families

Accomplishments:

- Approved a \$60,000 loan for Chiropractic and Wellness Group for purchase of property and expansion in West Allis.
- Prior year funds utilized.
- Three loans approved through the Micro Enterprise program.



Project No.			Expended	Balance as of 12/31/07
C07505	Micro Enterprise Technical Assistance WWBIC	\$50,000.00	\$50,164.79	-\$164.79

Description: WWBIC will assist current and future West Allis entrepreneurs in starting or expanding small businesses. Services include training, business development, and micro enterprise loans.

Accomplishments:

- 3 loans presented
- 25 business assessments conducted
- Business assistance

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C05503		\$5,411.00	\$3,508.88	\$1,902.12
C05504		\$2,507.00	\$1,375.00	\$1,132.00
C06504	Downtown West Allis Business Improvement District	\$13,500.00	\$0.00	\$13,500.00
<p>Description: Program to offer grants to improve signage in the designated Business Improvement District, to support activities that provide services to merchants and property owners, and to retain/recruit employment to new/expanding businesses which create employment opportunities for low to moderate income persons.</p> <p>Goal:</p> <ul style="list-style-type: none"> • Fill four office, retail vacancies greater than 3,000 sq. ft. • Fill three office, rental vacancies less than 3,000 sq. ft. • Fill eight second floor/third floor residences • Create twenty-five jobs <p>Accomplishments:</p> <ul style="list-style-type: none"> • Filled three storefronts under 3,000 sq. ft. (Kashka's, Bunkers, Quick Cuts, Equity 1 Mortgage) • 15 new jobs • Hung new flower baskets in the downtown • Approved three new signs/removed one antiquated sign 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C05506		\$27,212.00	\$0.00	\$27,212.00
C06506		\$40,500.00	\$0.00	\$40,500.00
C07506	Commercial Façade Improvement Program	\$40,000.00	\$0.00	\$40,000.00
<p>Description: Project that eliminates slum-blight within commercial corridors of the City</p> <p>Goal: Five façade improvements</p> <p>Accomplishments:</p> <ul style="list-style-type: none"> • Approved two façade grant projects at the following addresses – Steakhouse 100 and Redi Quick Dry Cleaner. • Received award from the Wisconsin Main Street Program for Temps Plus 				

7017 W. Greenfield Avenue Before



After



6125 W. Greenfield Avenue. Before



After



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C06506	Comprehensive Signage Assistance Program	\$5,978.00	\$0.00	\$5,978.00
<p>Description: Project that eliminates slum-blight conditions of poor signage and provides incentive to business owners to install artistic and unique signs.</p>				
<p>Goal: Five signs (Completed 4 to date)</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> Completed two grants (\$4,000 total) to West Allis Animal Clinic and Donnelly Chiropractic Original budget was \$25,000 				



	Budget	Expended	Balance as of 12/31/07
D. Economic Development Activities Subtotal	\$656,849.00	\$243,627.02	\$413,221.98

E. Report on Public Facilities:

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C06401		\$6,454.00	\$4,777.70	\$1,676.30
C07401	Tree and Shrub Planting (Street Beautification)	\$22,000.00	\$15,657.98	\$6,342.02
Description: Improve landscaping with trees and shrubs at various locations in CDBG-eligible areas of West Allis.				
Goal: Plant 150 Trees and 6,400 annuals				
Accomplishments:				
<ul style="list-style-type: none"> Planted 155 trees in walk-curb area in CDBG areas. Planted 504 shrubs and perennials and 7378 annuals to beautify boulevards. 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C05403		\$24,046.00	\$10,579.21	\$13,466.79
C07403	Senior Center Improvements	\$10,000.00	\$0.00	\$10,000.00
Description: Funds to improve lighting and HVAC system				
Goals: To serve 11,856 elderly residents				
Accomplishments:				
<ul style="list-style-type: none"> Completed the installation of new carpeting in the Veranda Room, Meeting Rooms I and II. Purchased new window treatments for the lobby and Veranda Room. Remodeling of the 2nd floor office and HVAC improvements are pending (carry over funds) 2007 activities are delayed because of city laborers and other city projects. 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07404	Property Exterior Maintenance Program	\$154,648.00	\$157,222.88	-\$2,574.88

Description: Exterior comprehensive inspection of buildings and properties in low-moderate income neighborhoods to eliminate blighting influences.

Goals: Starting in 2001, 6,627 were to be inspected, now reinspection of first and second aldermanic districts.

- Accomplishments:**
- 774 property order issued with 431 open files
 - 259 abandoned vehicles processed
 - Reinspection of the first district as of Jan. 1, 2007
 - 83 aldermanic referrals were processed



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C06408		\$40,000.00	\$16,712.49	\$23,287.51
C07408	Crosstown Connector/ Bike and Pedestrian Path	\$50,000.00	\$330.98	\$49,669.02
Description: Exterior comprehensive inspection of buildings and properties in low-moderate income neighborhoods to eliminate blighting influences.				
Goals: Develop plan for the trail				
Accomplishments: <ul style="list-style-type: none"> Hired Bloom Engineering to design path and prepare plan Completed first segment of trail Links Hank Aaron Trail to New Berlin Recreation Trail, able to go from lakefront all the way to Madison 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07407	Neighborhood Blight Elimination Program	\$44,122.00	\$7,162.02	\$36,959.98
Description: Exterior comprehensive inspection of buildings and properties to remove blighting influences.				
Goals: 1,027 inspections				
Accomplishments: <ul style="list-style-type: none"> 489 inspections were made 48 abandoned vehicles 18 aldermanic referrals 				

Project No..	Project Name	Budget	Expended	Balance as of 12/31/07
C07405	Irving Special Needs Playground	\$50,000.00	\$50,000.00	\$0.00
Description: Irving Special Needs Accessible Playground Renovation Project will provide increased access for special needs students and other youth.				
Goals: 500 people				
Accomplishments: <ul style="list-style-type: none"> Construction and renovation completed More than 100 disabled youth and adults, along with non-handicapped youth, enjoy the playground daily 				



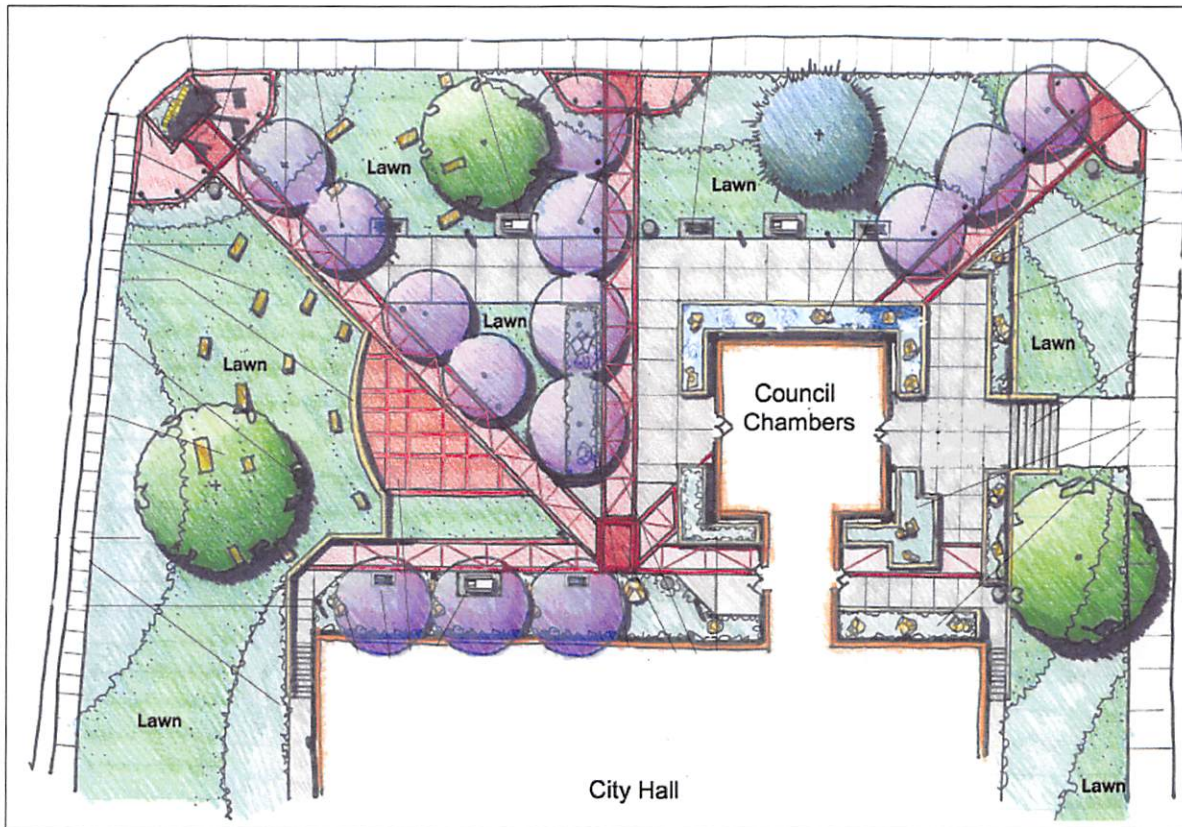
Project No..	Project Name	Budget	Expended	Balance as of 12/31/07
C07409	Centennial Plaza	\$100,000.00	\$0.00	\$100,000.00

Description: Improving the City plaza to create a community gathering center for civic events and festivals.

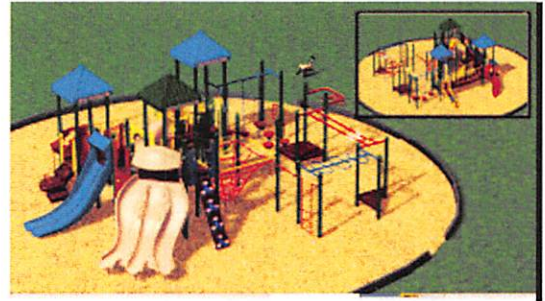
Goals: Plaza improvement

Accomplishments:

- 1 final architectural design completed, 2 potential artwork (statues) chosen
- Construction and renovation of plaza ongoing
- Scheduled completion is June 2008
- \$64,747 of invoices were incurred but not processed
- Architectural design of the park has been completed and construction is 75% completed. Construction is halted due to winter weather. Artwork/statues to be incorporated into the park have been chosen, but not yet ordered/purchased. Design and artwork funds have been allocated, but not yet dispersed.



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C05405	Playground Improvements	\$58,000.00	\$45,478.17	\$12,521.83
Description: Park improvements to playground equipment				
Goal: Renovate Rogers Park				
Accomplishments:				
<ul style="list-style-type: none"> • Improvements to Rogers Park • Construction in spring • Site prep complete • Equipment purchased 				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-07
C04406	Neighborhood Greenspace Project	\$10,000.00	\$7,846.65	\$2,153.35
Description: Project to clean and repair the corner of S. 60th St. and W. Beloit Rd.				
Goals: 1,027 inspections				
Accomplishments:				
<ul style="list-style-type: none"> • Project created by Spring 2007 • Funded by contingency • Property unable to be sold because of future reconstruction of S. 60 St. scheduled for 2009 				



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C03214	S. 70 St. Streetscape	\$7,576.00	\$315.00	\$7,261.00
Description: For the installation of ornamental lighting, decorative benches, bike racks, waste receptacles, etc. between Greenfield and Washington Streets on S. 70 St.				
Accomplishments:				
<ul style="list-style-type: none"> • Completed in Fall of 2004 • Balance being used for banners for S. 70 St. Gateway 				

	Budget	Expended	Balance as of 12/31/07
E. Public Facilities Activities:	\$576,846.00	\$316,083.08	\$260,762.92

F. Report on Redevelopment Activities:

Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07601	Redevelopment Management	\$83,707.00	\$70,910.27	\$12,796.73

Description:

Manages activities related to redevelopment of sites in the City of West Allis. This includes funds for Brownfields Grants and other appropriate grants, environment clean-up, and the development of Request for Proposals (RFPs) needed to market sites.

Accomplishments:

- Activities concentrated on the redevelopment of the Six Points/Farmers Market area and Pressed Steel Tank site.
- Formed Pioneer Redevelopment Neighborhood TIF and successfully closed the sale of site to MSP Development and PyraMax Bank
- Development of 5817 W. Burnham
- Compiled grant applications for Brownfield grants from the EPA and Wisconsin Department of Commerce



Above : New West Allis Animal Clinic in the Pioneer Neighborhood Redevelopment Area. Below is the new MSP development at the former Laidlaw Site.



Pictured below on the left is the successful Tax Increment Financing District Number 1 that Common Council approved to close on March 4, 2008. Pictured on the right is Quad-Graphics. The company is considering a 200,000 sq. ft. expansion. The company is West Allis' second largest employer.



Project No.	Project Name	Budget	Expended	Balance as of 12/31/07
C07603	Six Points/Farmers Market Redevelopment	\$135,000.00	\$0.00	\$135,000.00

Description:

Financial incentives for catalytic projects at a variety of LMI area locations. Including acquisition, demolition, renovation and new construction in an effort to improve business and property values

Accomplishments:

- Renovation of the Farmers Market



	Budget	Expended	Balance as of 12/31/07
F. Redevelopment Activities Subtotal	\$218,707.00	\$70,910.27	\$147,796.73

Project No.			Expended	Balance as of 12/31/07
C07701	Contingency	\$277,196.00	\$0.00	\$277,196.00
C06701	Contingency	\$78,076.00	\$0.00	\$78,076.00

	Budget	Expended	Balance as of 12/31/07
Contingency Subtotal	\$355,272.00	\$0.00	\$355,272.00

	Budget	Expended	Balance as of 12/31/07
TOTAL OF ALL CDBG ACTIVITIES	\$2,698,222.00	\$1,366,231.33	\$1,331,990.67

3. **Recommendation to the Common Council of the FY2007 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.**

Recommendation: Accept the report and recommend Common Council approval.

4. **Recommendation to the Common Council on the funding amendments to the FY 2008 Annual Plan for the Community Development Block Grant (CDBG) Program.**

Discussion relative to FY 2008 Annual Plan and the approved funding levels. The amount of Entitlement funds for the CDBG program from HUD was reduced by \$53,685. Based on the required percentages, the Annual Plan would require adjustments as indicated in the chart below. A revised Annual Plan budget will be distributed at the meeting.

CDBG FUNDING SOURCES AVAILABLE FOR USE:			
2007 CDBG Grant Allocation:	2008 CDBG Grant Allocation:	Difference	
\$ 1,436,897	\$ 1,383,212		
Projected Program Income from:			
- Repayments on Single Family Rehab Loan Program			
\$ 70,000	\$ 70,000		
- Repayments of Economic Development Loans			
\$ 49,000	\$ 49,000		
TOTAL FUNDING AVAILABLE:			
\$ 1,555,897	\$ 1,502,212	\$ (53,685)	
Activity Percentage Caps:			
Public Service 15%			
\$ 233,353	\$ 225,332	\$ (8,021)	
Admin. 20%			
\$ 311,180	\$ 300,442	\$ (10,738)	

5. **Any other business that may properly come before the Committee.**

Committee will reconvene in August 2008 to review 2008 funded and open activities and recommend projects for 2009 Community Development Block Grant Funding.