

12.



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Matter Summary

File Number	Title	Current Status
R-2015-0060	Resolution	Introduced
Resolution relative to approving the 2014 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program.		
Introduced: 3/17/2015		Controlling Body: Administration & Finance Committee
Sponsor(s): Administration & Finance Committee		

COMMITTEE RECOMMENDATION

approve **ADOPT**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/17/15</u>			Barczak				
			Czaplewski				
			Haass	X			
	X		Lajsic	X			
		X	May	X			
			Probst	X			
			Reinke				
			Roadt				
			Vitale	X			
			Weigel				
			TOTAL	<u>5</u>			

SIGNATURE OF COMMITTEE MEMBER

Kinsey Vitale
 Chair _____ Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 17 2015</u>			Barczak	✓			
			Czaplewski	✓			
			Haass	✓			
		✓	Lajsic	✓			
			May	✓			
			Probst	✓			
			Reinke	✓			
			Roadt	✓			
	✓		Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>			

email B Burkee } 3/23/15
K. Phunney }

STANDING COMMITTEES OF THE CITY OF WEST ALLIS COMMON COUNCIL

ADMINISTRATION & FINANCE

Chair: Vincent Vitale
Vice-Chair: Kevin Haass
Thomas G. Lajsic
Michael P. May
Cathleen M. Probst

PUBLIC WORKS

Chair: Gary T. Barczak
Vice-Chair: Martin J. Weigel
Michael J. Czaplewski
Rosalie L. Reinke
Daniel J. Roadt

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Cathleen M. Probst
Michael P. May
Rosalie L. Reinke
Vincent Vitale

LICENSE & HEALTH

Chair: Michael J. Czaplewski
Vice-Chair: Daniel J. Roadt
Gary T. Barczak
Kevin Haass
Martin J. Weigel

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Michael P. May
Cathleen M. Probst
Thomas G. Lajsic
Vincent Vitale



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution: R-2015-0060

File Number: R-2015-0060

Final Action:

Sponsor(s): Administration & Finance Committee

MAR 17 2015

Resolution relative to approving the 2014 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 2014 Consolidated Annual Performance and Evaluation Report (CAPER); and,

WHEREAS, the Community Development Block Grant Committee of the City of West Allis conducted a public hearing on March 12, 2015; and,

WHEREAS, the Community Development Block Grant Committee, after conducting the public hearing, recommended approval of the 2014 CAPER, of which a summary is hereby attached as Exhibit 1; 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 2014 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
Finance-Grants Accounting Specialist

Dev-R-795-3-17-15

ADOPTED MAR 17 2015

APPROVED 3/19/15

Monica Schultz
Monica Schultz, City Clerk

Dan Devine
Dan Devine, Mayor

Exhibit 1

STAFF REPORT

BLOCK GRANT COMMITTEE
THURSDAY, MARCH 12, 2015

1. Approval of minutes of the September 4, 2014 meeting.

Submitted under separate cover.

Recommendation: Approve as submitted and/or modified.

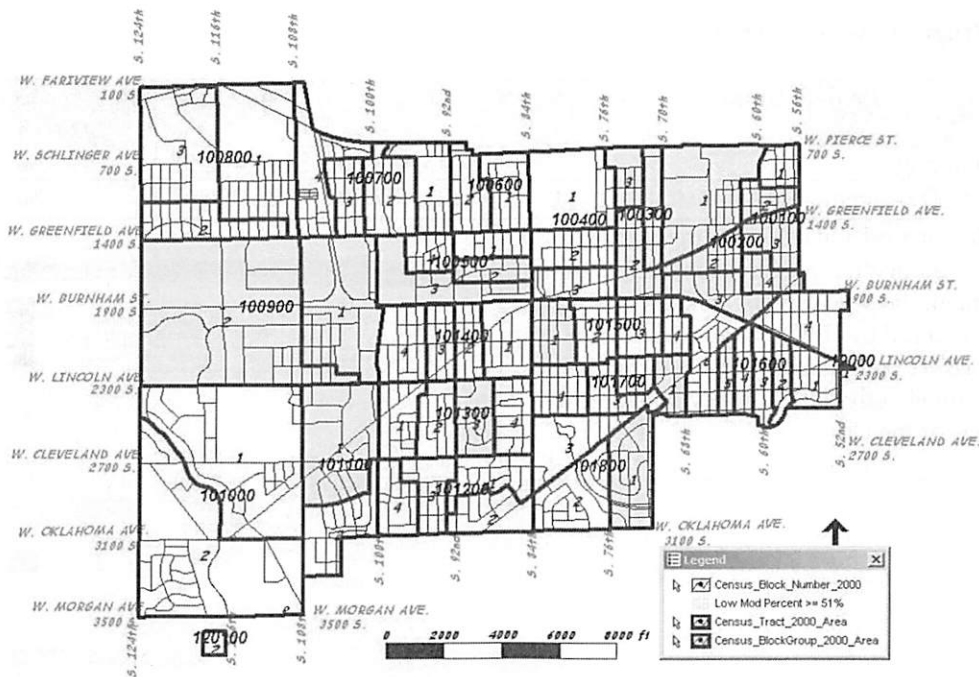
2. Public Hearing on:

- a) Fiscal Year 2014 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant (CDBG) Program.

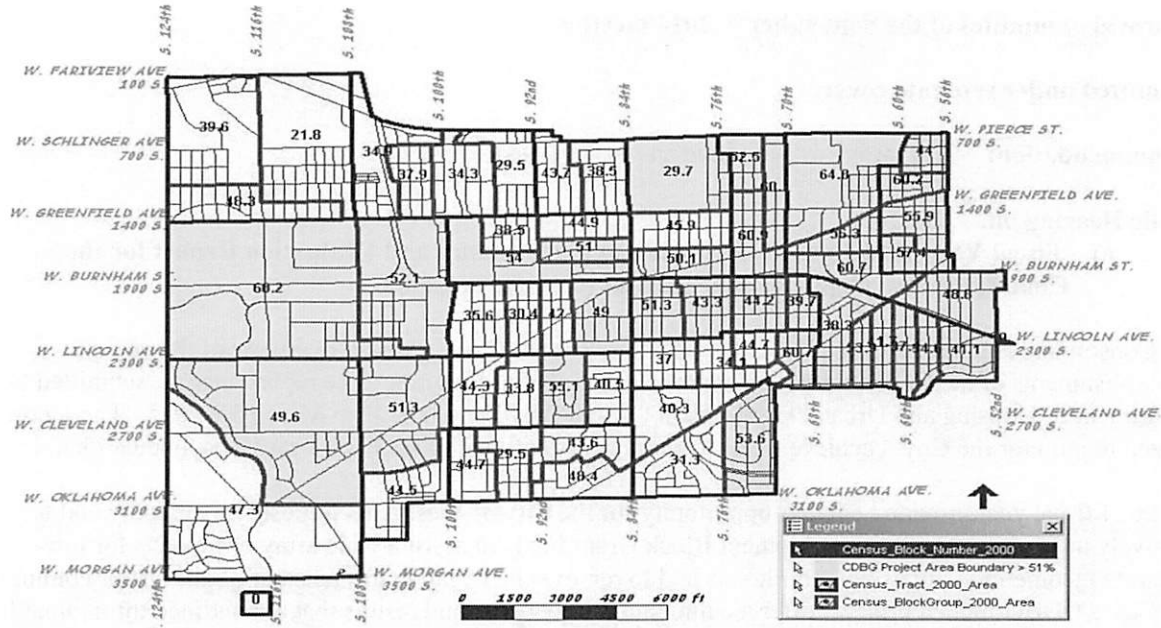
The Consolidate Annual Performance and Evaluation Report (CAPER) is an overview of the annual accomplishments of the Community Development Block Grant Program. The report must be submitted to the Department of Housing and Urban Development Offices (HUD) no later than March 31, 2015. The report is utilized to monitor the City's achievements towards goals outlined in the Five Year Consolidated Plan.

The 2014 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 2/27/15
C14100	CDBG Planning	\$145,473.00	\$145,472.38	\$0.62
C14101	Community Development Administrative Cost	\$121,907.00	\$121,906.64	\$0.36

Description: Includes supervision of the entire CDBG Program including the application process, submission of the annual consolidated plan, the 5-year 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.

Accomplishments:

- Community development and planning projects include:
 - Worked on the development of a 600 stall parking structure at 801-29 S. 60 St. (Renaissance Faire) for the addition of 800 jobs with Johnson Controls.
 - Worked on the development of a Redevelopment Plan for the former Milwaukee Ductile Iron foundry at S. 68 St. and Mitchell, which was approved by Common Council in May.
 - Staff planning meetings to discuss ongoing and future projects.
 - Staff time to produce quarterly newsletters distributed to citizens, highlighting ongoing projects in the City.
 - Worked with various property and business owners within the 60th and Burnham area on concepts to improve neighborhood – banners and a neighborhood clean-up were achieved.
 - Developing concepts and “parklet and pedlet” policies to improve the downtown with bump outs to allow for more pedestrian movement and outside dining potential.
 - Worked on the development of a Business First step-by-step handout to provide to any applicant that is required to go through the “planning” process, whether it be for a new business or an expanding business.

BUSINESS FIRST
News from THE CITY OF WEST ALLIS
Summer 2014

Renaissance Center Raises the Bar for Redevelopment

Renaissance Center, located at 801 S. 60 St., has secured Johnson Controls Inc. as a major tenant. As reported in local papers, Johnson Controls will occupy 140,000 sq. ft. and have potentially 800 employees within the property. The announcement caps a multi-year, \$17 million revitalization of the property. The building is owned by Milwaukee-based Van Buren Management Inc. Joel Lee, President of Van Buren Management, also has received approved plans for the construction of a 779-space parking structure at the office complex.

The former Allis-Chalmers manufacturing building was originally built in 1945 and consists of 400,000 sq. ft. Van Buren Management, Inc. purchased the property in 1985 and converted half of the space into contemporary office space. The balance of the property was occupied by Sam's Club from 1985 to 2010. The former Sam's Club space was converted into 200,000 sq. ft. of office space, which included the addition of a second floor. The property also includes tenants such as U.S. Bank, Wheaton Franciscan Healthcare and CBS TV-58.

Architecturally, the property has been repositioned from a blue metal panel exterior to a mix of modern and historic facades, with internally preserved wood supports. A new dramatic curved facade with wide incorporation of glass and masonry materials offers a corporate gateway to the City's northeast side.

Today, the property is valued at over \$19 million. First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), the City's regional community development entity, allocated over \$17 million in new market tax credits for the revitalization of the property. The creative financing allowed the property owner to transform the property and competitively position the property in the real estate market. The improvements provided immediate property value growth for the City.

www.westallwi.gov/marketplace/handout

WHAT'S HAPPENING

Anchor Bank has started the reconstruction of its Downtown West Allis branch located at 7401 W. Greenfield Ave. The new bank is projected to open in late July. The estimated project cost is \$1 million.

Inspiration Studios located at 7223 W. Orchard St. recently joined the West Allis arts community. This unique business offers an art gallery, theater, music and an array of other artistic activities.

Mitchell Manor, a senior living facility located at 5301 W. Lincoln Ave., held a grand re-opening on May 1st to celebrate the completion of recent remodeling. The remodel supports Rehab to Home services at the facility.

Burrito Heaven opened its new West Allis location this spring at 9130 W. Greenfield Ave. The counter-service

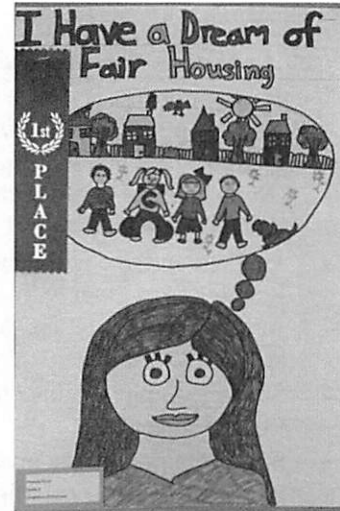
Project No.	Project Name	Budget	Expended	Balance as of 2/27/15
C14102	Fair Housing Administrative Cost	\$5,581.00	\$5,580.74	\$0.26

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.
- In total the Board received 996 poster, essay and video submittals.
- A total of 28 entries were sent on to the State Competition.
- Winners were entered into the Fair Housing Networks Calendar (30 winners at the State level from West Allis).
- All entries receive a certificate of participation. The award ceremony had over 100 people in attendance and included members of the Fair Housing Board, Elected Officials, Superintendent of Schools, teachers, representatives from HUD, and Community Development Staff.



	Budget	Expended	Balance as of 02/27/15
A. Program Administration	\$272,961.00	\$272,959.76	\$1.24

B. Report on Public Service activities

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13201	Community Service Officer	\$25,438.00	\$25,437.28	\$0.72
C14201	Community Service Officer	\$242.00	\$241.69	\$0.31

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.

Crime prevention duties and greater police presence than other areas of City are performed in Census Tracts 1001, 1002, 1015, 1016, 1017 (2013 application).
 Census Tract 1001, Block Groups 3, 4 and Census Tract 1002, Block Groups 1, 2 and 3 (2014 application).

Goal: Serve 9,156 people (2013 application).
 Serve 4,750 people (2014 application).



Accomplishments:

- The carryover balance of 2013 funds (original budget of \$45,145) were used in 2014.
- The 2014 original budget was \$45,145. However, only \$241.69 was used (adjusting the budget to \$242), and the unused funds were moved to 2014 “contingency.” The scope of service area changed/reduced in 2014.
- Served the low-income area of “Section 15,” which is home to 4,750 people.
- Handled nuisance complaints, resolved neighborhood issues before they escalated.
- Provided greater presence at parks, playgrounds and grade schools in low-moderate income areas.
- Promoted partnerships between citizens and the police department.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14202	Graffiti Removal	\$1,526.00	\$1,525.51	\$0.49

Description: Review/analyze incidents of graffiti to establish links between cases and develop suspects. Reduce and quickly eliminate graffiti as well as arrest graffiti suspects.

Remove graffiti in all eligible LMA block groups of the City and follow through with extra police investigation on graffiti activities.

Goal: Serve 31,983 people.

Accomplishments:

- Used program remaining funds from 2013 “Gang Prevention” activity to pursue graffiti removal activities in the first half of 2014.
- Original budget of \$7,279.
- Police Dept. reviewed 17 incidents of graffiti in project area the second half of 2014.
- This is a slum and blight removal activity.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14203	Frail Elderly Home Service (West Central Interfaith)	\$33,761.00	\$33,760.91	\$0.09

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.

Services the entire project area.

Goal: 700 older adults served



Accomplishments:

- 630 older adults received direct services
- 2,134 one-way rides provided
- Advocacy - 206
- 652 cards/gifts
- 299 follow ups
- 581 home chores or repairs
- 1,692 in person visits
- 153 shopping trips
- 919 telephone visits
- 100% are low-moderate income



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13204	Gang Prevention	\$23,178.00	\$23,177.36	\$0.64
C14204	Gang Prevention	\$17,597.00	\$17,596.82	\$0.18

Description: Prevent crime and gang related offenses in Community Development areas of the City through extra enforcement efforts in high crime areas.

Project area is 1001, 1002, 1003, 1004, 1005, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018

Goal:

- 31,983 people, population of area served.
- Reduce crime and influences

Accomplishments:

- 2013 funds (original budget of \$50,744): 10 search warrants executed, followed up on 1 drug tip, performed 17 controlled buys, conducted 2 garbage searches, gang member house search, reviewed 17 incidents of graffiti in project area.
- 2014 funds (original budget of \$10,401): 9 search warrants executed, followed up on 3 drug tips, performed 1 buy-bust, performed 9 controlled buys.
- Unused 2014 Community Service Officer activity funds were transferred to 2014 Gang Prevention, hence increasing the Gang Prevention budget by \$7,196.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14207	Neighborhood Watch	\$4,742.00	\$4,741.52	\$0.48

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.

Project area is 1001, 1002, 1003, 1004, 1005, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018

Goal: Serve 31,983 people (population of area served, reduce criminal activity)

Accomplishments:

- Original budget of \$6,000.
- Worked on recruiting and maintaining block captains and groups.
- 198 block captains.
- 6,306 homes involved in program in LMAs.
- Neighborhood Watch Newsletters developed and distributed to all those homes, quarterly.
- Neighborhood watch meetings conducted as needed.





West Allis Police Department
www.westallis.gov

NEIGHBORHOOD WATCH NEWS
September-October-November 2014

Emergency: 911 Non-Emergency: 302-8500 Community Services/ Crime Prevention: 302-8550
LT Jeffrey Nohelly: 302-8594



WE ARE MOVING



TO A NEW LOCATION

The West Allis Police Department Crime Prevention Bureau is excited to announce we are moving to a new location. The Crime Prevention Bureau will be moving to the Police Satellite Station located at 6900 W. National Avenue. In addition, we will be changing our name to more accurately reflect our strong commitment to the community and the various programs we maintain to foster that relationship. While one of our goals is still to provide programs and information to prevent crime, our larger goal is to work with all aspects of our community to make West Allis a great place to live, work, and raise a family. To better represent our focus, the Crime Prevention Bureau will now be known as the Community Services Bureau. Please come join us on September 13th (Saturday) from 10:00am to 3:00pm for an open house at the West Allis Police Department Satellite Station located 6900 W National Ave. Light refreshments will be served.



Upcoming Events

Downtown West Allis Classic Car Show
The 24th Annual Downtown West Allis Classic Car Show, Sunday, Oct. 5th, 10am-1pm, S. 70-S. 76 St. on W. Greenfield Ave. - Free!!

Block Captain Appreciation Dinner
Wednesday, October 22nd, 6pm in the Hale Cafeteria, 11601 W. Lincoln Ave. Call Crime Prevention at (414) 302-8550 for reservations.

Community Breakfast of Thanks and Giving
Monday, Nov. 24th, 7:15am at Klemmner's 10401 W. Oklahoma Ave. Call 302-8292 for more info.

City Christmas Tree Lighting
Sat. Dec. 6th, 4pm at

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14209	Fire Safety Education	\$0.00	\$0.00	\$0.00

Description: Smoke Alarm distribution and installation. The program will be advertised to individuals in eligible block groups within Census Tract 1001. The Fire Department would follow through with the installation of smoke and carbon monoxide detectors in the homes.

Goal: Never identified.

Accomplishments:

- This program was discontinued in 2014 and the funds were not expended.

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14221	Senior Services	\$0.00	\$0.00	\$0.00
<p>Description: Program promotes Senior Government Day, distributes SAFEBOOK, and promotes computer literacy for the elderly.</p> <p>Services the entire project area.</p>				
<p>Goals: Assist 300 elderly residents</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • This program was discontinued in 2014 and the funds were not expended. 				

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14214	Liberty Heights Program	\$6,700.00	\$6,700.00	\$0.00
<p>Description: Youth activity to prevent juvenile crime through organized and supervised social and learning activities during non-school hours, weekends, and during the summer.</p> <p>Activities at Liberty Heights Park and Horace Mann school, located in Census Tract 1001.</p>				
<p>Goals: 2,918 people</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • Program ran June 16th – August 22nd • Hours were from 10:00 AM to 7:00 PM • Funds cover staff/supervision time at the park. • Served 2,946 people 				



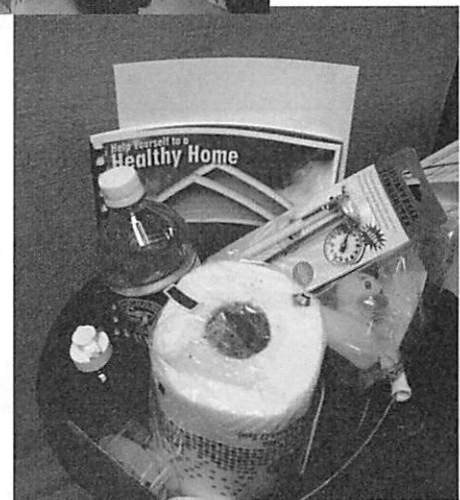
Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13215	Healthy Homes	\$3,310.00	\$3,309.38	\$0.62
C14215	Healthy Homes	\$7,600.00	\$7,600.00	\$0.00

Description: Project provides individuals 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, distribution of lead clean-up buckets, distribution of carbon monoxide detectors, installation of raised garden planter beds, and distribution of bike helmets to LMI individuals.

Goals: 2013 funds: provide services to 200 people; 2014 funds: provide services to 125 people

Accomplishments:

- 2013 funds: 216 people benefitted.
 - 10 gardens installed benefiting 51 individuals
 - 50 bike helmets distributed benefiting 50 individuals
 - 3 homes had lead wipe testing benefiting 11 individuals
 - 8 children had a blood lead test completed
 - XRF lead machine certification testing completed
 - 32 households received one or more carbon monoxide and or smoke detectors (62 detectors) and Healthy Homes cleaning buckets benefiting 96 individuals
- 2014 funds: 138 people benefitted.
 - 117 people received a Healthy homes Cleaning Bucket
 - 19 individual lead screenings done on children
 - 1 property tested for lead.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14216	Family Resource Center	\$25,946.00	\$25,945.06	\$0.94

Description

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 LMI families.

Goal: Serve 300 people



Accomplishments:

- 52 children have increased social competencies via participation in structured workshops/activities
- 131 individuals have participated in programming through the Center
- 67 individuals have received support (direct and/or resource/referral) services



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13217	Lilac Bus	\$345.00	\$345.16	-\$0.16
C14217	Lilac Bus	\$5,000.00	\$5,000.00	\$0.00

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.

Goals: Serve 90 people

Accomplishments:

- 95 unduplicated low-income seniors have been served through the Lilac Bus (23 shopping trips).



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13218	WISH Program (Domestic Violence Support Group)	\$2,955.00	\$129.30	\$2,825.70
C14218	WISH Program	\$3,375.00	\$35.00	\$3,340.00

Description: WISH (Women Initiate Self-healing & Hope) is a domestic violence support group, in collaboration with the WA Police Dept., Health Dept. and Woman's Club of WA. Free childcare services & children's support services are provided to participants also. West Allis, after the City of Milwaukee, has the 2nd highest domestic abuse cases in Milwaukee County. West Allis's 5-year Consolidated Plan supports providing services to LMI people. 51% or more of WISH's program beneficiaries must be LMI individuals.

Goals: Provide support to 35 women and 15 children (50 total).

Accomplishments:

- 2013 funds – original budget of \$3,400
- 2014 funds – original budget of 3,375
- 18 women have been served and 15 children, for a total of 33 beneficiaries with 2013 funds.
- 18 women have been served and 15 children, for a total of 33 beneficiaries with 2014 funds.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14219	Vermin Abatement – East Side	\$18,300.00	\$18,300.00	\$0.00

Description: The Health Dept. contracted with a certified pest management company to bait select sewers in the general area of S. 68 St. to the east City limits, between W. Greenfield Ave. and W. Lincoln Ave. Sewers are to be monitored and baited once a week for approximately 8 weeks. Activity to take place in Census Tract 1001, block groups 2, 3, 4; Census Tract 1002, block groups 1, 2, 3, 4; Census Tract 1016, block group 1.

Goals: Provide services to 7,166 people

Accomplishments:

- 7,166 people were served
- Sewer baiting began on July 1st after public bidding for services took place earlier in the spring. Safeway Pest Management, Inc. was the selected contractor.
- 65 sewers were baited and checked every 1-3 weeks through the end of December 2014.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14220	Neighborhood Improvement Program – East Side	\$0.00	\$0.00	\$0.00

Description: The goals of the neighborhood association development activity are simply to help stabilize neighborhoods and to improve citizen engagement in LMI areas as well as address community issues that include:

- building new relationships between neighbors
- address crime
- improve image
- foster social engagement

Census Tract 1001, block groups 1-4; Census Tract 1002, block groups 1-4; Census Tract 1003, block groups 1-3

Goals: Serve 10,157 people

Accomplishments:

- Original budget: \$10,000
- To date, no neighborhood associations have formed in the identified LMA areas in order for this activity to provide supportive services.
- The Department of Development had created a Neighborhood Association brochure, summarizing the steps necessary to form an association.
- This activity has been cancelled/closed.

Why Develop a Neighborhood Association?

Neighborhood Associations ...

- Build new relationships between neighbors
- Create a forum for discussion of local issues
- Provide an opportunity for people to work together and make a difference
- Enhance neighborhoods through effective planning
- Grow the neighborhood through organized social activities
- Attract and retain home owners and businesses
- Encourage progress towards common neighborhood goals
- Increase awareness of policies and programs impacting the neighborhood
- Prevent neighborhood decline and uplift
- Provide a platform to build consensus

West Allis Neighborhood Associations

CITY AT THE CENTER
WEST ALLIS

City of West Allis
Department of Development
Community Development Division
7525 W. Greenfield Ave.
West Allis, WI 53214

Phone: (414) 302-8460
Fax: (414) 302-8401
http://www.westallwi.gov
neighborhoods@westallwi.gov

	Budget	Expended	Balance as of 02/27/15
B. Public Service Subtotal	\$176,484.00	\$176,478.24	\$5.76

C. Report on Housing Rehabilitation activities

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14301	Housing Rehab Management	\$15,207.00	\$15,206.88	\$0.12

Description: These funds cover delivery costs directly related to carrying out CDBG housing rehabilitation loans.

Accomplishments:

- Staff assisted applicants with loans for rehab, including loan processing, inspections, and preparation of work specifications and work write-ups.
- Reviewed concepts for a new strategic housing rehab program.
- Managed portfolio with 75 CDBG loans



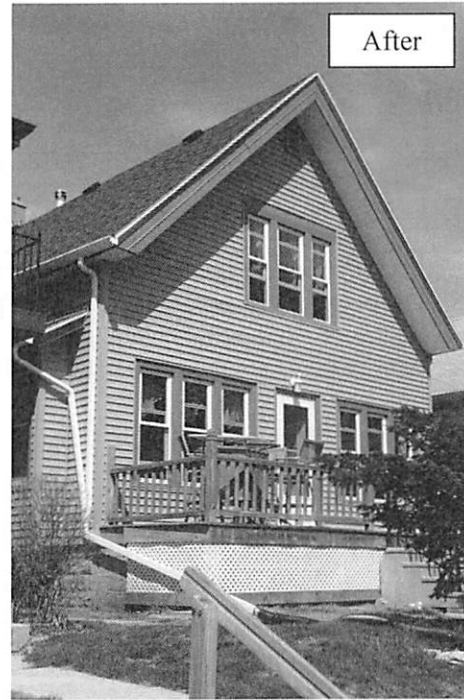
Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13302	Single Family Housing Rehab (loans issued)	\$90,318.00	\$56,233.24	\$34,084.76
C13302	Single Family Housing Rehab (balance)	\$8,717.00	\$0.00	\$8,717.00
C14302	Single Family Housing Rehab (balance)	\$115,000.00	\$0.00	\$115,000.00

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 10 households will receive assistance.

Goal: 10 households



After



Accomplishments:

- 2013 – Used most of remaining balance of 2013 funds (\$8,717 remaining). Original budget was \$100,000.
- 2013 - 8 housing units have 2013 funds committed to them, with 7 of the households being low-income and 1 being very low-income.
- 2014 – Original budget of \$115,000 remains to be used. Staff time was spent in a different department part of the year in 2014; new marketing efforts are being made in early 2015 to heighten residential awareness of the program.

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13303	Duplex Housing Rehab (loans issued)	\$6,893.00	\$0.00	\$6,893.00
C14303	Duplex Housing Rehab (balance)	\$40,000.00	\$0.00	\$40,000.00

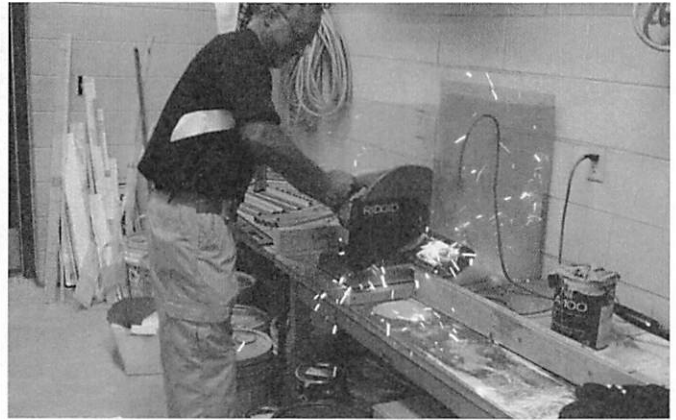
Description: Program assists low-moderate income owners to repair their duplex. After code violations have been mitigated, it is hoped that neighboring homeowners will be inclined to do the same.

Goal: Complete 6 rehabilitations

Accomplishments:

- 2013 – 1 duplex (2 housing units) were rehabbed in 2014 with 2013 funds. Funds have been transferred to the single-family activity since there's been a lack of duplex applications.
- 2013 – Used most of remaining balance of 2013 funds (\$6,893 remaining). Original budget was \$40,000.
- 2014 – Original budget of \$40,000 remains to be used. Staff time was spent in a different department part of the year in 2014; new marketing efforts are being made in early 2015 to heighten residential awareness of the program.

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14304	Home Security	\$4,595.00	\$4,594.29	\$0.71
<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 30 households</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • Original budget - \$12,113. • 14 households received home security services. • Program was on hold the first half of 2014, hence lower-than-expected participation. 				



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C11321	Slum & Blight Removal – Various Addresses	\$100,000.00	\$21,637.84	\$78,362.16
<p>Description: Removal of blighted properties in eligible areas. The Building Inspection and Neighborhood Services has identified several nuisance and abandoned properties, of which some have received court-ordered demolition/raze orders. This activity will fund the demolition expenses for such identified residential properties.</p>				
<p>Goal: Complete demolition of 5 households</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> • Arcadis was selected to prepare demolition plans and specifications, and Cream City Wrecking & Dismantling won the bid for demolition of several blighted properties. • Demolition to take place winter/spring 2015 and more properties will likely be selected later in 2015. 				



	Budget	Expended	Balance as of 02/27/15
C. Housing Rehabilitation Activities Subtotal	\$380,730.00	\$97,672.25	\$283,057.75

D. Report on Economic Development activities

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13502	Economic Development Loans and Delivery	\$29,765.00	\$0.00	\$54,765.00
C14502	Economic Development Loans and Delivery	\$200,000.00	\$0.00	\$200,000.00
Description: Loan delivery costs associated with operating the Economic Development Loan Program and individual loans.				
Accomplishments: <ul style="list-style-type: none"> • See chart below 				

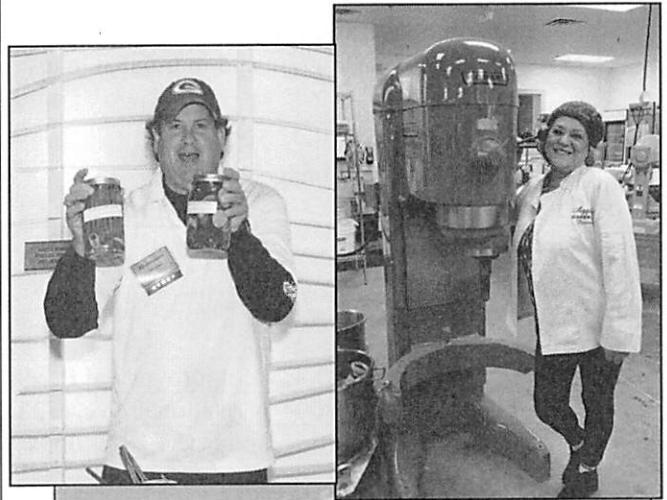
Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
	Economic Development Loan Program			
C12503	BE Strege, LLC (\$156,500)	\$31.00	\$30.36	\$0.64
C12504	Commercial Bargains (\$55,000)	\$44,105.00	\$13,066.43	\$31,038.57
C13504	Dave's Famous Pickles (\$15,000)	\$8,324.00	\$4,160.50	\$4,163.50
C13507	Capri Di Nuovo Restaurant (\$60,000)	\$325.00	\$324.40	\$0.60
C13511	Aggie's Bakery (\$110,000)	\$110,000.00	\$89,747.50	\$20,252.50

Description: Project that eliminates slum-blight within commercial corridors of the City

Goal: 25 jobs retained/created

Accomplishments:

- Met with perspective business owners and worked with them on the planning process.
- BE Strege LLC (Mis Suenos restaurant) – was for the purchase of 7335 W. Greenfield Ave. and helped retain 10 jobs
- Commercial Bargains loan was for a business expansion
- Dave's Famous Pickles created 1 job. Business was a start-up and makes pickles, peppers, and jams.
- Capri Di Nuovo was a loan to purchase the property at 8340 Beloit Rd. Reopened an idle restaurant. Created 15 jobs
- Aggie's Bakery is an expansion of an existing business with a new location in West Allis – 7326-28 W. Greenfield Avenue (Quest Building). 20 jobs are expected to be created.
- Development has 3 more pending applications, utilizing 2013 and 2014 funds.



Project No.		Budget	Expended	Balance as of 02/27/15
C13505	Microenterprise Program	\$15,341.00	\$15,340.94	\$0.06
C14505	Microenterprise Program	\$53,823.00	\$53,822.50	\$0.50

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.

Goal: 28 individuals to receive education or assistance

Accomplishments:

- WWBIC hadn't submitted reimbursement of their 4th quarter expenses from 2013, which is why the 2013 activity was still open.
- 2013 and 2041 original budgets - \$55,000 each year.
- WWBIC served 28 unduplicated West Allis residents through business assistance or education programs.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14506	Commercial Façade Program	\$6,775.00	\$0.00	\$6,775.00

Description:
Loan delivery costs associated with operating the Economic Development Loan Program and individual loans.

Accomplishments:

- Original 2014 budget - \$68,387
- See chart below

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
	Commercial Façade Improvement Program			
C14507	Hottinger - 8004 W. National Ave. (\$28,050)	\$28,050.00	\$604.94	\$27,445.06
C13508	Dunn's Sporting Goods (\$4,187) (6034 W. National Ave.)	\$2,658.00	\$2,657.98	\$0.02
C14508	Aggie's Bakery (\$25,000)	\$25,000.00	\$698.40	\$24,301.60
C13509	The Network (\$35,000) (9541 W. Cleveland Ave.)	\$35,000.00	\$31,001.08	\$3,998.92
C12509	Derrick Chiropractic (\$12,000) (6508 W. Lincoln Ave.)	\$11,931.00	\$10,000.73	\$1,930.27
C12510	M&L Pryor (\$24,000)	\$14,937.00	\$13,140.60	1,796.40
C13510	Freese's Candy (\$35,000) (7312 W. Greenfield Ave.)	\$35,000.00	\$0.00	\$35,000.00

Description: Project that eliminates slum-blight within commercial corridors of the City

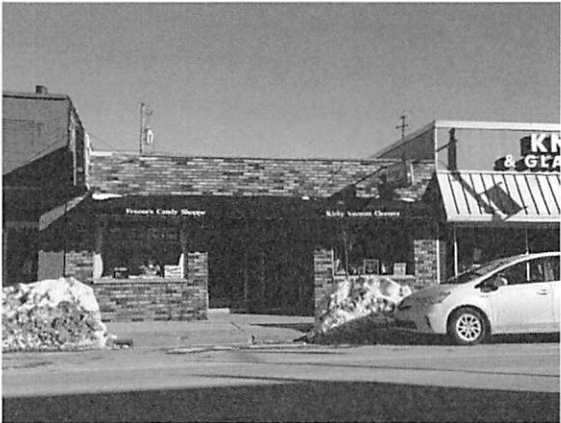
Goal: 3 façade improvements

Accomplishments:

- Dunns Sporting Goods was completed in 2014 - new awnings.
- Freese's grant will help with the installation of a new improved and contemporary retail façade, expected 2015.
- The Network's loan addressed the issue of blight regarding a deteriorating brick façade, code violations.
- Derrick Chiropractic's was a new improved storefront. Repaired failing glass and framing.
- M&L Pryor (Buzzard's Nest at 6000 W. Mitchell St.) is complete. Project included new paving, landscaping, and a new patio to improve the overall condition of the site.
- Aggie's Bakery will begin construction on their new front sign in spring

Before

A



After



B



VIEW FROM NORTH EAST

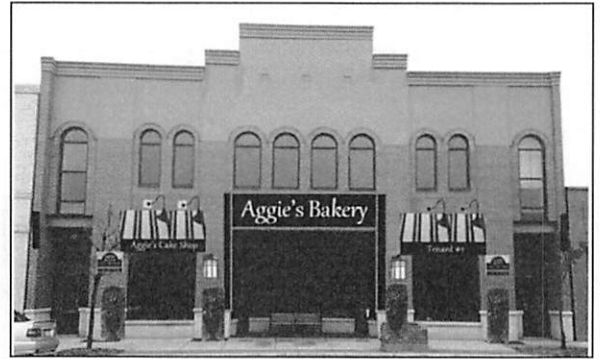




C



D



	Budget	Expended	Balance as of 02/27/15
D. Economic Development Activities Subtotal	\$621,065.00	\$234,596.36	\$386,468.64

E. Report on Public Facilities activities

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13401	Tree and Shrub Beautification	\$7,690.00	\$7,689.20	\$0.80
C14401		\$22,000.00	\$4,518.40	\$17,481.60

Description: Improve landscaping with trees and shrubs at various locations in CDBG-eligible areas of West Allis.

Goal: Serve 31,983 people with the installation of plantings in the city-wide eligible LMI areas.



Accomplishments:

- Served City’s low-moderate income population of 31,983.
- 2013 funds (original budget of \$22,000) – Forestry Division planted 7,068 flowers planted, 50 shrubs and 200 trees.
- 2014 funds – Forestry Division planted 203 flowers, 2 shrubs and 44 trees.
- Program is behind schedule due to the Forestry’s focus on removing dead and declining trees throughout the City.
- Planting of 175 trees, 50 shrubs and 4,000 flowers is expected to be completed by the end of 2015.

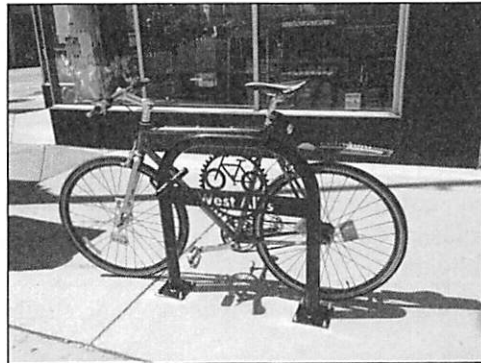
Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13402	Bike Facility/Infrastructure	\$48,092.00	\$43,090.94	\$5,001.06

Description: Funds to implement parts of the City’s newly adopted Bicycle and Pedestrian Master Plan. A portion of the funds will pay for bike racks and the remaining portion will pay for the painting of additional bike lanes or sharrows to increase safety and awareness of bicyclists on the street. Bike racks and bike lane/sharrow painting will take place in certain LMI block groups within census tracts 1001, 1002, 1003, 1004, 1010, 1011, 1014, 1015 and 1016.

Goals: To serve 14,896 individuals (population of qualifying block groups)

Accomplishments:

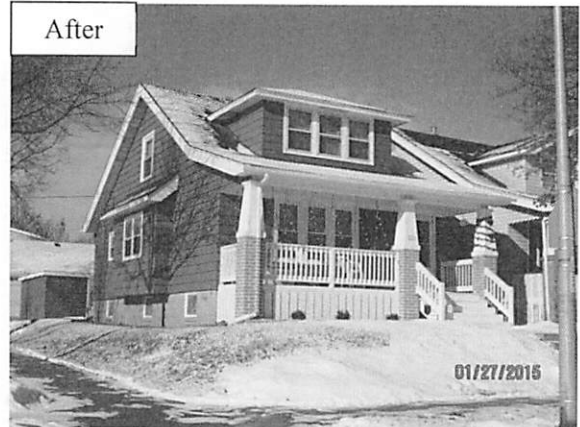
- Budget increased to \$60,000—funds drawn in 2013 also.
- Installed 30 bike racks throughout Downtown.
- Contracted with Guide Lines Pavement Marking, LLC to paint 172 sharrows on 3.2 miles of streets in eligible LMI block groups (S. 60 St., S. 76 St., S. 116 St., W. Greenfield Ave. and W. National Ave.)
- More bike racks were ordered fall 2014, Public Works to install spring 2015, which is what the balance of the budget will be spent on.

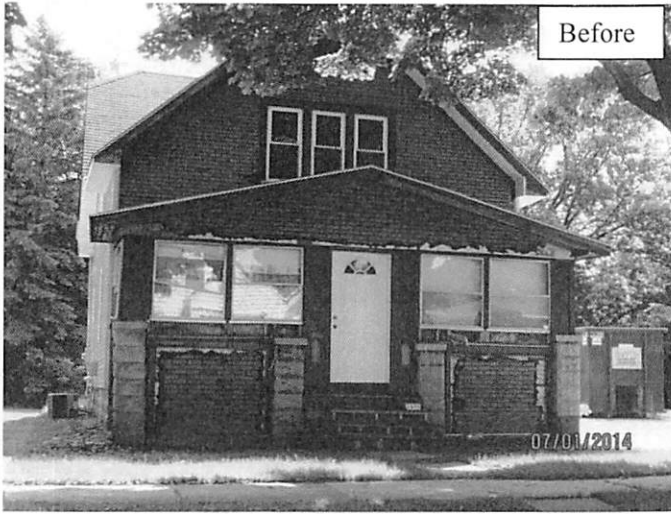


Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14403	Surveillance Cameras – LMI Areas	\$41,160.00	\$33,550.48	\$7,609.52
<p>Description: The goal of the activity is to purchase and install surveillance cameras in public areas east of S. 70 St., in order to deter crime, observe in progress crimes, investigate crimes, and have video evidence of criminal activity. This area has high calls for service and high crime rates. Cameras will be strategically placed throughout the area to be most effective.</p>				
<p>Goals: To serve 13,985 individuals (population of qualifying block groups)</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> Planning for this project involved IT and DPW and took longer than expected. The majority of equipment has been purchased for this project and some of the equipment has been installed. The rest of the equipment is expected to be installed in the next few months. Remaining funds will be used to complete the project in 2015. 				

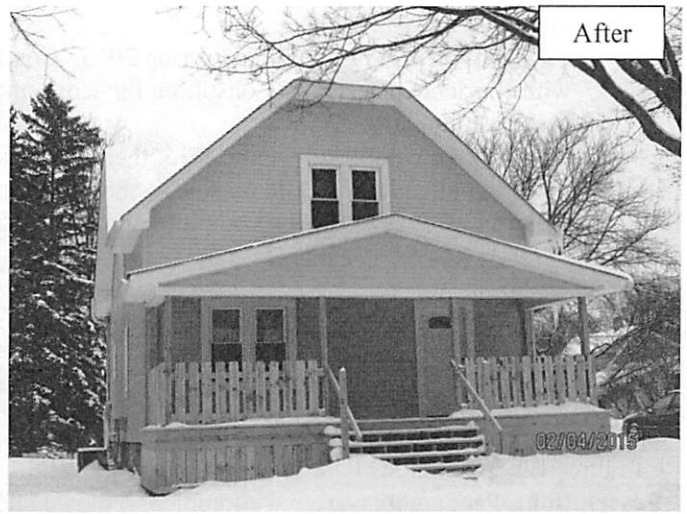


Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14404	Exterior Code Enforcement	\$193,914.00	\$193,913.85	\$0.15
<p>Description: Exterior comprehensive inspection of buildings and properties in low-moderate income neighborhoods to eliminate blighting influences.</p>				
<p>Goals: Serve 31,983 population in city-wide eligible census block groups.</p>				
<p>Accomplishments:</p> <ul style="list-style-type: none"> Original budget - \$203,100. Served City's LMI population of 31, 983 people. 4,159 inspections have been made, with 827 of them focused within ½-mile radius of TIF 7, near 70th & Washington (City's new focus area). 796 new or referral property maintenance cases were opened. 557 maintenance case files were closed (from previous years 2007-2014). 34 nuisance abandoned dwelling cases and 225 abandoned vehicle cases opened in the first half of the year. 				





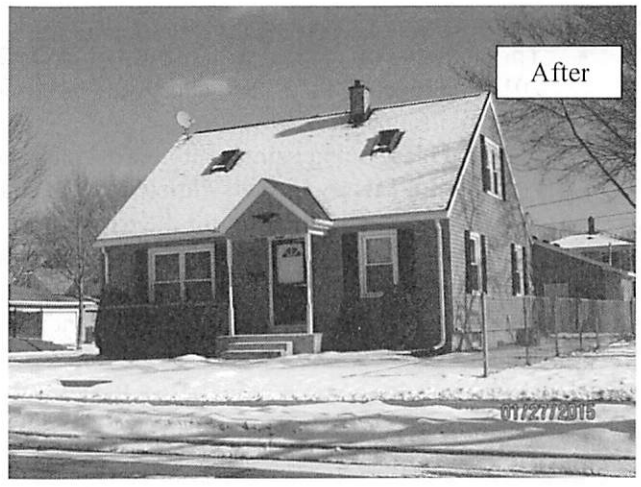
Before



After



Before

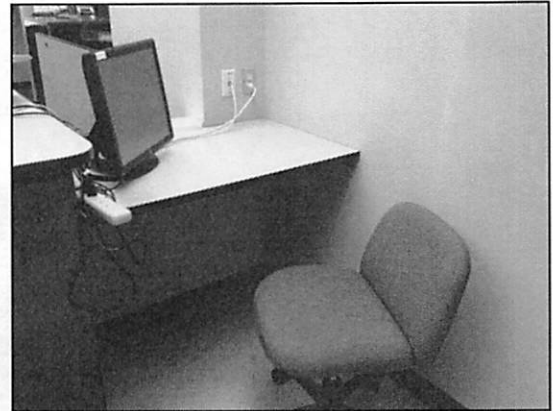


After

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14405	Handicapped Accessibility – City Hall	\$140,075.00	\$0.00	\$140,075.00
<p>Description: The goal of this activity is to remove architectural barriers from various City Hall department offices and install handicapped accessible features (i.e. lower countertops) that accommodate the needs of those with disabilities.</p> <p>Goals: Serve handicapped population of city-wide LMI eligible block groups.</p>				

Accomplishments:

- Original budget of \$25,000. Common Council approved an increased budget of \$140,075, which came from other unused activity funding.
- This activity will be completed spring 2015. Contracted with Barrientos Design & Consulting for scope and specification write-up.
- Design to be completed winter 2015, then will be sent out for public bidding. Bid responses should be opened in April 2015, construction complete summer 2015.



Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C14406	Liberty Heights Park Improvements	\$82,499.00	\$0.00	\$82,499.00

Description: Park and playground equipment removal and replacement due to deteriorating conditions. Provide service to Census Tract 1001, block groups 3 & 4; Census Tract 2001, block group 2.

Goals: 2,918 people

Accomplishments:

- This activity was created with the use of 2011, 2012 and 2013 contingency funds, and approved by the Common Council in June 2014.
- Park and playground equipment improvements are necessary at Liberty Heights Park (61st & Lapham).
- Staff is working on a design for the playground equipment. Funds will be expended by the end of 2015.
- Proposing budget increase from 2013 and 2014 "contingency" funds to the Common Council in near future.



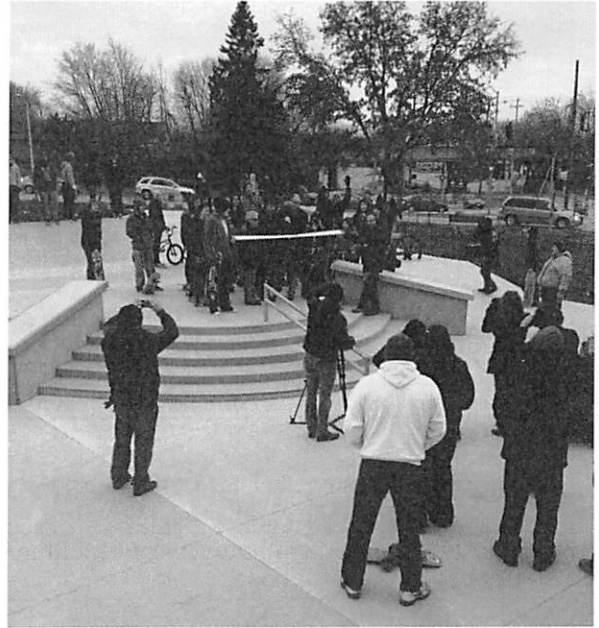
Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C11409	Skateboard Park/Plaza Project	\$64,122.00	\$64,122.00	\$0.00
C12409		\$53,433.00	\$53,433.00	\$0.00
C13409		\$286,515.00	\$286,515.00	\$0.00

Description: Project to create an alternative recreational amenity within a low-income neighborhood. Original budget of \$171,000 from 2011 and 2012 funds.

Goals: The addition of one neighborhood skateboard park serving 4,874 individuals in surrounding low-moderate income areas.

Accomplishments:

- 2011 original budget - \$103,754
- 2012 original budget - \$56,001
- 2013 original budget - \$286,515
- Neighborhood population of 4,874 people were served with the construction of a neighborhood skate park.
- Construction was completed with ribbon cutting ceremony November 2014.



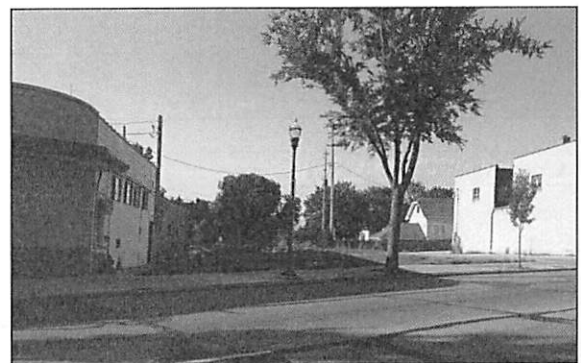
Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C13411	Six Points Public Parking (Chalet)	\$250,000.00	\$2,360.58	\$247,639.42

Description: Construct a public parking lot at 6215 W. National Ave.

Goals: 1 public facility improvement benefitting population of 3,431 in census tract 1002.

Accomplishments:

- This activity will fund the construction of a 17-stall public parking lot.
- City finally acquired this property from the County August 1, 2014.
- Construction awarded to Poblocki Paving, and construction to be completed spring 2015.



	Budget	Expended	Balance as of 02/27/15
E. Public Facilities Activities:	\$1,189,500.00	\$689,193.45	\$500,306.55

F. Report on Redevelopment activities

Project No.	Project Name	Budget	Expended	Balance as of 02/27/15
C07603	Six Points/Farmers Market Redevelopment	\$34,333.00	\$34,332.65	\$0.35

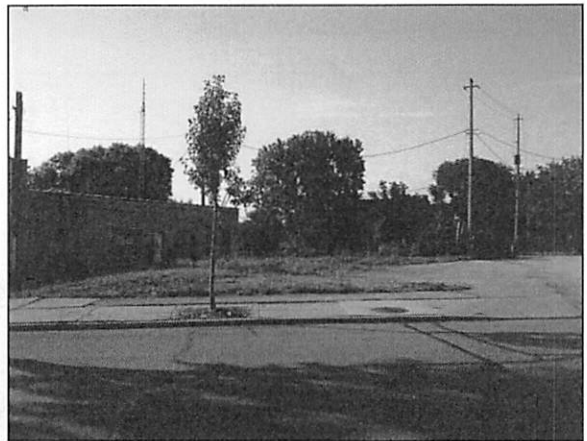
Description:

Acquisition of former Chalet Restaurant property, to be converted into a public parking lot.

Goals: 1 public facility improvement benefitting population of 3,431 in census tract 1002.

Accomplishments:

- This activity funded the actual acquisition of the property at 6215 W. National Ave.
- City finally acquired this property from the County August 1, 2014.
- Project is complete.



	Budget	Expended	Balance as of 02/27/15
F. Redevelopment Activities Subtotal	\$34,333.00	\$34,332.65	\$0.35

Project No.		Budget	Expended	Balance as of 02/27/15
C13701	Contingency	\$9,036.00	\$0.00	\$9,036.00
C14701	Contingency	\$127,992.00	\$0.00	\$127,992.00

	Budget	Expended	Balance as of 02/27/15
Contingency Subtotal	\$137,028.00	\$0.00	\$137,028.00

	Budget	Expended	Balance as of 02/27/15
TOTAL OF ALL CDBG ACTIVITIES	\$2,808,353.00	\$1,505,232.71	\$1,303,120.29

3. **Recommendation to the Common Council of the 2014 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant Program.**
4. **Discussion relative to the funding of the 2015 Community Development Block Grant Program.**

West Allis has received its 2015 CDBG allocation award of \$1,167,918, which is \$2,152 more than predicted/budgeted. The Department of Development will be issuing subgrantee agreements in the near future with the amounts that each activity was expecting to be awarded.

5. **Adjournment.**