



City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, November 10, 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, November 10, 2020.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [20-0488](#) October 13, 2020 Draft Minutes

Attachments: [October 13, 2020 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

2. [20-0520](#) Public Hearing to consider the sale of public land located at 6749-51 W. National Avenue (former Perfect Screw Property), Tax Key No. 454-0251-001; 67** W. National Avenue (former portion of National Salvage), Tax Key No. 454-0252-000; and a portion of 67** W. Mitchell St., Tax Key No. 453-0564-002.

Attachments: [PH Notice - Sale of Land \(Perfect Screw & 2 Parcels\)](#)

3. [20-0521](#) Public Hearing to consider the FY 2021 Public Housing Authority Annual Plan for Housing and Urban Development (HUD) Housing Choice Voucher (HCV) Program.

Attachments: [PH Notice - Public Comment - Annual Plan](#)

4. [20-0522](#) Resolution to approve the FY 2021 Public Housing Authority Annual Plan for the Housing Choice Voucher Program.

Attachments: [1371-CDA-Public Housing Authority 2021 Annual Plan](#)
[2021 Annual PHA Plan](#)

5. [20-0523](#) Resolution to approve a Letter of Intent Agreement with WITICO Development Corporation, for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St. (Tax Key No. 453-0564-002 and portions of Tax Key No. 454-0251-001).

Attachments: [1369-CDA - Letter of Intent - 6771 W. National Ave.](#)

6. [20-0524](#) Discussion regarding the redevelopment of S. 76th and W. Hicks St.
7. [20-0525](#) Resolution to approve an amendment to a financial/real estate consulting services contract with S.B. Friedman Development Advisors in an amount not to exceed \$25,000.

Attachments: [1368-CDA- Amended Contract - SB Friedman - Consulting Serv - \\$25000](#)
[Scope of Services - SB Friedman - Amended Proceed Order #8](#)

8. [20-0526](#) Resolution to approve a licensing and support renewal with MRI Software (formerly Happy Software) and the addition of a Callmax module and FSS module in the amount of \$20,050.42, plus \$3,379.20 for the additional modules, for a total of \$23,429.62 for the Section 8 Housing Choice Voucher Program.

Attachments: [1372-CDA- MRI Software Renewal - Section 8](#)
[MRI Software Quote](#)

9. [20-0527](#) Resolution to approve the purchase of one additional kiosk 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 \$42,553.

Attachments: [1370-CDA- DynaTouch Additional Kiosk](#)
[Exhibit A - DynaTouch Quote](#)

For agenda item 5-6, 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.

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.