



City of West Allis

Meeting Minutes

Community Development Authority

Tuesday, November 10, 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 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Gerald C. Matter, Christopher Saugstad, Mr. Donald Nehmer, Ald. Kevin Haass, and Ald. Martin J. Weigel

Staff

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

Others Attending

Ald. Lajsic, Ald. Grisham

C. APPROVAL OF MINUTES

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

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

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

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 \(Perfect Screw & 2 Parcels\)](#)
[AFFIDAVIT OF PUBLICATION - CDA PH 11-10-2020_11929654](#)

*Mr. Schloss presented an overview and addressed questions from the Community Development Authority regarding the 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, in the City of West Allis.*

A Resolution will be presented at a future Community Development Authority meeting.

This matter was Discussed.

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](#)

Mr. Schloss presented an overview and addressed questions from the Community Development Authority regarding the consideration of the proposed Annual Plan and Administrative Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Ald. Weigel questioned if the vouchers are tied to specific properties, and received clarification from Mr. Schloss that some vouchers are associated to Beloit Road Senior Housing and the rest may be used elsewhere.

This matter was Discussed.

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

Attachments: [2021 Annual PHA Plan](#)

[CDA Res. No. 1371 - FY 2021 Public Housing Authority Annual Plan for the Housing & Urban Development \(HUD\) Housing Choice Voucher \(HCV\) Program \(11-10-20\) Signed](#)

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

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.](#)

Mr. Mueller presented.

Wayne Clark inquired on the time frame and was advised 180 days.

This item was further discussed in closed session.

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

6. [20-0524](#) Discussion regarding the redevelopment of S. 76th and W. Hicks St.

This item was discussed in closed session.

This matter was Discussed.

At 7:03 p.m., a motion was made by Don Nehmer, seconded by Karin Gale to go into closed session to discuss items 5-6 on the agenda. Following the discussion of these items in closed session, the committee reconvened into open session at 7:30 p.m.

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 - \\$25,000](#)
[Scope of Services - SB Friedman - Amended Proceed Order #8](#)

Wayne Clark requested a picture of the largest contractors used with updated subcontractor requests of the top three. Indicate what funds have been spent, where and our current status.

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

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: [MRI Software Quote](#)
[CDA Res. No. 1372 - Approve a licensing & support renewal with MRI Software \(formerly Happy Software\) and the addition of a Callmax module and FSS module and add'l modules, ttl \\$23,429.62 \(11-10-20\)](#)
[Signed](#)

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

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: [Exhibit A - DynaTouch Quote](#)
[CDA Res. No. 1370 - Purchase one add'l kiosk, and service agreement to support the operations of the WA Customer Service Center from Dyna Touch Interactive Technologies \\$42,553 \(11-10-20\)](#)
[Signed](#)

Ald. Haass inquired where this will be located, and was advise by Mr. Schloss that three will be located at City Hall and the other will be the Health Dept.

Don Nehmer questioned what the annual fees will be. Mr. Schloss stated approximately \$5,000 annually.

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

E. CONSIDERATION RELATIVE TO REPORT ON REDEVELOPMENT INITIATIVES

F. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Wayne Clark, seconded by Karin Gale to adjourn at 7:32 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.