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# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
R-2005-0121	Resolution	In Committee
Resolution relative to approving the 2004 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program		
Introduced: 4/5/2005		Controlling Body: Administration & Finance Committee

### COMMITTEE RECOMMENDATION

*Adopt*

ACTION  
DATE:  
**APR 05 2005**

MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
		Barczak	✓			
		Czaplewski	✓			
		Dobrowski				
		Kopplin				
	✓	Lajsic	✓			
✓		Narlock				
		Reinke	✓			
		Sengstock				
		Vitale				
		Weigel	✓			
TOTAL			5	0		

### SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION **ADOPT**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<b>APR 05 2005</b>	✓		Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
TOTAL				10	0		



C: Dev. Dept. Kris Phinney

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel



# City of West Allis

## Resolution

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number: R-2005-0121

Final Action:

APR 05 2005

Resolution relative to approving the 2004 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 2004 Consolidated Annual Performance and Evaluation Report (CAPER); and,

WHEREAS, the Block Grant Committee has conducted a public hearing on March 24, 2005; and,

WHEREAS, the Block Grant Committee, after conducting the public hearing, recommended approval of the 2004 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 2004 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


h\r\Dev-R382-4-05-05\bjb

ADOPTED

April 5, 2005  


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

APPROVED

April 8, 2005  


Jeannette Bell, Mayor

## **STAFF REPORT**

### **BLOCK GRANT COMMITTEE THURSDAY, March 24, 2005**

**6:00 P.M.**

1. **Approval of the Minutes of the August 12, 2004 and the August 26, 2004, meetings.**

Submitted under separate cover

2. **Public Hearing on the Consolidated Plan Community Development Block Grant for 2004 Consolidated Annual Performance and Evaluation Report**

#### **NOTICE OF PUBLIC HEARING CONSOLIDATED PLAN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM March 24, 2005, 6:00 PM**

NOTICE IS HEREBY GIVEN that the Block Grant Committee will conduct a public hearing in the Council Chambers of the City Hall at 7525 West Greenfield Avenue, West Allis, Wisconsin on Thursday, March 24, 2005, at 6:00 p.m., or as soon thereafter as the matter may be heard upon:

#### **Approval of the CONSOLIDATED PLAN COMMUNITY DEVELOPMENT BLOCK GRANT FOR 2004-CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT, B-04-MC-55-0011.**

The purpose of this public hearing is to present the 2004 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT for public review. For further information, examination and/or copying of the Consolidated Annual Performance and Evaluation Report, please contact the Director of Development at 7525 West Greenfield Avenue, West Allis, Wisconsin 53214 by March 31, 2005. You may express your opinions in writing to the Director of the Department or orally at such public hearing.




Published: March 16, 2005.



- I. **Purpose of public hearing.** In the past, the Common Council has conducted the hearing of the Consolidated Annual Performance and Evaluation Report (CAPER). Staff has consulted with HUD and determined that a hearing before the citizen Block Grant Committee will allow the public an opportunity to participate in the development of the CAPER. The report provides a summary of all CDBG funded activities within the City of West Allis. The Committee can utilize the report to analyze how the CDBG program performed overall, determine if individual programs have accomplished established goals, and how the programs allocated their annual funding. Upon conclusion of the hearing, the CAPER is submitted to HUD for review and comment. Staff recommends that the Committee utilize the hearing as an opportunity to note how programs have performed and retain that information for future meetings of Committee.

Note, for each project that has "C04" at the beginning of the project number, the funding level approved by the Block Grant Committee was incorporated into the chart. Generally, if the project has a higher balance than approved, the project had prior year funds remaining or received additional funding from contingency.



**A. Report on Program Administration:**

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$342,863.00		
C04101	Community Development Administrative Cost	\$366,546.00	\$366,545.92	\$0.08
<b>Description:</b> <p>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.</p>				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Complied and submitted all required reports and documentation required by HUD.</li> <li>Attended HUD's Environmental Assessment Training and Annual Entitlement Training Workshop</li> <li>Assisted all groups who receive CDBG funding with compliance in HUD regulations.</li> <li>Community development projects include: <ol style="list-style-type: none"> <li>Summit Place Office Complex</li> <li>Six Points / Farmers Market Redevelopment</li> <li>113<sup>th</sup> &amp; Greenfield Ave.</li> <li>Former Wehr Steel Property</li> <li>Firehouse Square</li> <li>60<sup>th</sup> &amp; Beloit Rd. Vacant Service Station</li> <li>58th and Beloit Road – Sold for Development</li> <li>State Fair Park - Hotel</li> <li>Pioneer District (S. 76 – S. 84 St. along National Ave.)</li> </ol> </li> </ul>		 		

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$7,885.00		
C04102	Fair Housing Administrative Cost	\$11,435.00	\$11,434.95	\$0.05
<b>Description:</b> Covers cost associated with educating residents and students about Fair Housing opportunities. Chief among the activities is sponsoring a poster and essay contest.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• Administration of Fair Housing awareness</li> <li>• 84 students participated in the poster and essay contest with 18 proceeding on to State competition</li> <li>• Participated in the Wisconsin Fair Housing Network</li> <li>• Staff time involved with conducting Fair Housing meetings</li> <li>• Legal costs associated with one fair housing complaint and development of a new Fair Housing ordinance.</li> </ul>				

	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$350,748.00		
<b>Program Administration</b>	<b>\$377,981.00</b>	<b>\$377,980.87</b>	<b>\$0.13</b>

**B. Report on Public Service Activities:**

<b>Project No.</b>	<b>Project Name</b>	<b>Budget</b>	<b>Expended</b>	<b>Balance as of 12-31-04</b>
	Funded 2004	\$42,016.00		
C04201	Community Service Officer	\$40,934.00	\$40,934.03	(\$0.03)

**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.

**Accomplishments:**

- 108 tobacco compliance checks, 25 violations
- 26 alcohol compliance checks, 7 violations
- Two special editions of Crime Watch news were produced in addition to the weekly program
- One Bank Alert newsletter distributed
- 8 training classes were held with approx. 450 in attendance
- 78 residents attended a Weed and Seed Meeting
- Balance of funds transferred to Contingency


<b>Project No.</b>	<b>Project Name</b>	<b>Budget</b>	<b>Expended</b>	<b>Balance as of 12-31-04</b>
	Funded 2004	\$14,000.00		
C04202	Continuing Access to Literature for Elderly	\$9,858.00	\$7,091.02	\$2,766.98


**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.

**Accomplishments:**

- 2003 funds provided for 190 large print books, 27 descriptive video titles, and 68 recorded books
- In 2004, the library purchased 183 large-print books and 42 recorded books


Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$49,500.00		
C04203	Frail Elderly home Service (West Central Interfaith)	\$49,500.00	\$49,500.00	\$0.00
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• 266 home visits</li> <li>• 4,234 requests for information or referral</li> <li>• Provided 2,561 rides</li> <li>• Assisted 584 shopping trips</li> <li>• 780 telephone visits</li> <li>• Conducted 2,811 friendly visits</li> </ul>				


Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$46,598.00		
C04204	Gang Prevention	\$46,598.00	\$46,598.00	\$0.00
<b>Description:</b> Prevent crime and gang related offenses in Community Development areas of the city through extra enforcement efforts in high crime areas.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• 1,177 hours conducting 132 gang/drug related investigations within CD areas of the City</li> </ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$3,500.00		
C04205	Graffiti Removal Chemicals	\$85.00	\$85.35	(\$0.35)
<b>Description:</b> Remove graffiti from buildings and structures in CDBG-eligible area.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Removed graffiti form 15 locations in CD eligible areas</li> <li>Balance of funds transferred to Contingency</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$3,844.00		
C04206	Senior Fire Safety	\$3,817.00	\$3,816.78	\$0.22
<b>Description:</b> 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.				
<b>Accomplishment:</b> <ul style="list-style-type: none"> <li>Program presented to seven groups</li> <li>690 residents in attendance</li> <li>Balance of funds transferred to Contingency</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$11,375.00		
C04207	Neighborhood Watch/FIREWIRE Printing	\$11,375.00	\$11,375.00	\$0.00
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• Oversee 216 Neighborhood watch groups</li> <li>• 6,720 home and apartments are involved in this program</li> <li>• Homes receive crime prevention information on a monthly basis and stickers are provided for windows</li> <li>• 256 meetings were held with an approximate 6,730 residents in attendance</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$17,250.00		
C04209	Survive Alive	\$17,250.00	\$17,250.00	\$0.00
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• Over 50 classes visited the Survive Alive house</li> <li>• 1,308 first and fourth grade students</li> <li>• Over 120 parents accompanied students</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$43,736.00		
C04208	Drug Abuse Resistance Education (D.A.R.E.)	\$43,736.00	\$43,736.00	\$0.00

**Description:**

The DARE program is an educational drug prevention program taught in local elementary schools. The long range goals of the program are listed below:

1. Reduce controlled substances as a result of reduced demand
2. Improve decision making skills
3. Reduce criminal activity and behavior



**Accomplishments:**

- Provided DARE program to approximately 647 students at the following schools: Horace Mann and Lincoln
- Officer taught 3rd grade classes to schools in CD areas and spent time at each school

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$5,950.00		
C04210	Juvenile Fire Safety Counseling	\$4,634.00	\$4,633.85	\$0.15

**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.

**Accomplishments:**

- Received 5 referrals and consulted the families
- Balance of funds transferred to Contingency

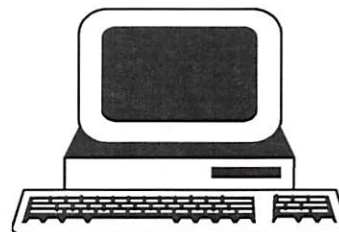



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$14,000.00		
C04211	Senior Citizen Services	\$8,459.00	\$8,459.36	(\$0.36)
<b>Description:</b> <ul style="list-style-type: none"> <li>Program provides ElderWatch training, promotes Senior Government Day, distributes S.A.F.E. Book, and promotes computer literacy for the elderly.</li> </ul>				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>8,000 SAFE Books printed</li> <li>9 food boxes were distributed</li> <li>58 people participated in ElderWatch Training</li> <li>65 residents attended Senior Government Day</li> <li>Balance of funds transferred to Contingency</li> <li>Utilized remaining prior funds</li> </ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$1,555.00		
C04212	Battery Distribution	\$1,550.00	\$1,549.00	\$0.49
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Distributed 500 batteries within Census Tract 1003</li> <li>Limited distribution this year</li> </ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$4,000.00		
C04213	Senior Internet Access at Library	\$4,472.00	\$2,100.78	\$2,371.22
<b>Description:</b> Program provides hands-on training and classroom instruction for older adults in the use of the Internet. Four PCs will be purchased and made available for use by older adults.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>2002 funds provided 3 workshops with 10 participants</li> <li>2003 funds provided 12 workshops with 48 participants</li> <li>2004 funds provided 9 workshops with 34 participants</li> <li>Arrangements were made with West Allis/West Milwaukee School District to conduct workshops. Balance of funds have been reserved to pay for the training sessions.</li> </ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$20,050.00		
C04215	Healthy Homes	\$8,961.00	\$8,961.43	(\$0.43)
<b>Description:</b>  Project provides homeowners a safety assessment in conjunction with HUD's Healthy Home Initiative. The program offers 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"><li>• Home Safety checklist developed and piloted on 38 low-income families</li><li>• Home safety package developed</li><li>• Balance of funds transferred to Contingency</li></ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$42,000.00		
C04216	Family Resource Center	\$42,000.00	\$42,000.00	\$0.00
<b>Description</b>  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.				
<b>Accomplishments</b>  <ul style="list-style-type: none"><li>• 25 parents volunteer at the Center for special activities</li><li>• 1320 families attend weekly programs, children's workshops, etc.</li><li>• 120 families attend an Easter Brunch, Muffins with Moms, Valentine Celebration, Halloween Celebration</li><li>• 24 moms have formed a support group</li><li>• 19 students participated in reading buddies</li><li>• 136 households assisted</li><li>• 12 families participated in new program Shake, Rattle, and Grow</li></ul>				

	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$319,409.00		
<b>Public Service Subtotal</b>	<b>\$293,229.00</b>	<b>\$288,091.11</b>	<b>\$5,137.89</b>



**C. Report on Housing Rehabilitation Activities:**

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$54,320.00		
C04301	Housing Rehab Management	\$44,001.00	\$44,001.52	\$0.48
<b>Description:</b> These funds cover the management costs incurred for administering home rehabilitation loans using HOME funds available from Milwaukee County.				
<b>Accomplishments:</b> Staff assisted homeowners with loans for rehab and home buying				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$150,000.00		
C04301	Single Family Housing Rehabilitation	\$114,704.00	\$97,150	\$17,554.00
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Funded 10 family homes</li> <li>Many had code violations and lead-based paint hazards</li> <li>All homes were low-to-moderate income</li> </ul>				

Before



After





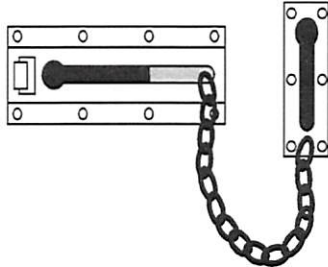
Before



After



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$50,000.00		
C04303	Duplex Housing Rehabilitation	\$124,228.00	\$78,854.00	\$45,374.00
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• Prior year funds utilized.</li> <li>• Ten duplexes rehabilitated to date</li> <li>• Safety issues, code violations, and lead-based paint hazards</li> <li>• All low-to-moderate income families</li> </ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$30,953.00		
C04304	Home Security: Low-moderate income areas	\$18,948.00	\$18,948.33	(\$0.33)
<b>Description:</b>  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: <ul style="list-style-type: none"><li>• Window pins</li><li>• Door viewers</li><li>• Deadbolt locks</li><li>• Burglar bars for basement windows</li><li>• Security glass over the windows in doors</li></ul>				
<b>Accomplishments:</b>  <ul style="list-style-type: none"><li>• 93 homes were secured</li><li>• The goal of the program is 150 homes</li><li>• Average cost to secure a home is approximately \$150.00</li><li>• Balance of funds transferred to Contingency</li></ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$7,175.00		
C04305	Home Security for Elderly	\$2,526.00	\$2,525.41	\$0.59
<b>Description:</b> 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: <ul style="list-style-type: none"><li>• Window pins</li><li>• Door viewers</li><li>• Deadbolt locks</li><li>• Burglar bars for basement windows</li><li>• Security glass over the windows in doors</li></ul>				
<b>Accomplishments:</b> <ul style="list-style-type: none"><li>• A total of 9 homes was secured through this program</li><li>• Goal was 30 elderly occupied homes</li><li>• Balance of funds transferred to Contingency</li></ul>				

	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$292,448.00		
<b>Housing Rehabilitation Activities Subtotal</b>	<b>\$304,407.00</b>	<b>\$241,478.26</b>	<b>\$62,928.74</b>

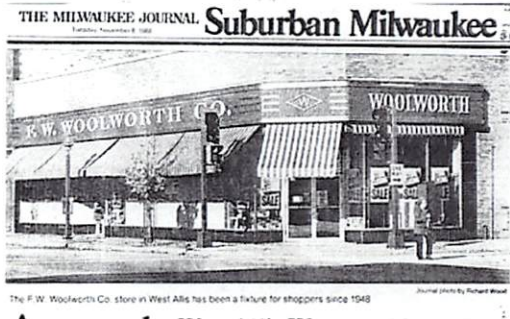





#### D. Economic Development Activities:

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$111,230.00		
C04501	Economic Development Management Cost	\$104,892.44	\$104,892.44	(\$0.44)
<b>Descriptions:</b> Administrative costs associated with operating the Economic Development Loan Program				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Prepared closing documents for 1 CDBG-funded Economic Development Loan and currently have one large loan pending</li> <li>Prepared sub-grantee agreement with Wisconsin Women's Business Initiatives Corp. for the Micro-Enterprise Technical Assistance Program and Downtown West Allis Business Improvement District.</li> <li>Provided technical assistance to 73 businesses on zoning issues, building code issues, financing issues, labor recruitment issues, etc.</li> <li>Maintained information on the City's Economic Development programs and presented twice "How to Open a Business in West Allis"</li> <li>Assisted with CHR Hansen tax credit application</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$100,000.00		
C04502	Economic Development Financing/Loan Program	\$267,617.00	\$65,000.00	\$202,617.00
<b>Description:</b> "Gap" financing loans to small businesses for projects that will result in new job creations – especially for persons from low-moderate income families				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Processed 23 inquiries for CDBG-funded Economic Development loans</li> <li>Processed 1 CDBG-funded totaling \$40,000 and a \$25,000 Demonstration Landscaping Forgivable Loan</li> <li>Doyle's Milwaukee Inn relocation to 7335 W.</li> <li>Currently working with SF-Analytical Labs</li> <li>Prior year funds utilized.</li> </ul>				



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$40,000.00		
C04503	Downtown West Allis Business Improvement District	\$80,818.00	\$58,132.23	\$22,685.77
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• With 2004 funding, the BID approved a design grant to the property at 7200 W. Greenfield, approved four relocation grants, with approximately 300 staff hours devoted to organization development and promotion</li> <li>• The balance of 2003 funding was utilized to assist four properties with signage grants and to provide six relocation grants</li> <li>• Remaining 2002 funds were used to assist four properties with signage grants, purchase six decorative waste receptacles, and assist one business with relocation assistance</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$64,600.00		
C04506	Micro Enterprise Technical Assistance WBIC	\$64,600.00	\$64,600.00	\$0.00
<b>Description:</b> WWBIC will assist current and future West Allis entrepreneurs in starting or expanding small businesses. Services include training, business development, and micro-enterprise loans.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• 770 hours of business assistance</li> <li>• 54 business assessments conducted</li> <li>• 82 business training classes</li> <li>• Fours loan was successfully completed and approved</li> <li>• 11 Start Smart Graduates</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$45,000.00		
C04506	Commercial Façade Improvement Program	\$168,683.00	\$121,031.00	\$47,652.00
<b>Description:</b>				
Project that eliminates slum-blight within commercial corridors of the City				
<b>Accomplishments:</b>				
<ul style="list-style-type: none"> <li>• Provided grants to the following properties: Booked Solid, West Allis Dental Care, Walsh Building, McGuires Pub, Jock Stop, Stamp Building, and Doyles Milwaukee Inn</li> <li>• One remains under construction</li> <li>• Utilized prior year funds</li> </ul>				

Before



After



Before



7200-06 W. Greenfield Ave. "BEFORE"



After




	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$360,830.00		
<b>Economic Development Activities Subtotal</b>	<b>\$686,610.00</b>	<b>\$413,655.67</b>	<b>\$272,954.33</b>



**E. Report on Public Facilities:**

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$100,000.00		
C04402	Franklin Field/Honey Creek Park Imp.-Phase IV	\$444,607.00	\$444,606.23	\$0.77
<b>Description:</b> Phase IV includes construction of new parking lot, paths, landscaping, and construction of gazebo				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Completed work in 2004, remaining landscaping and electrical spring of 2005</li> <li>New paths, lighting, landscaping, Gazebo, and new parking lot</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$10,000.00		
C04401	Tree and Shrub Planting (Street Beautification)	\$25,992.00	\$25,991.80	\$0.20
<b>Description:</b> Improve landscaping with trees and shrubs at various locations in CDBG-eligible areas of West Allis.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Planted 189 trees in walk-curb area in CDBG Areas</li> <li>10,370 flowers in 95 flower beds</li> <li>282 shrubs in 77 shrub beds</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$30,000.00		
C04403	Senior Center Improvements	\$37,582.00	\$187.53	\$37,394.47
<b>Description:</b> Improvements include window replacement in the reading room and main halls, kitchen countertop replacement, and the purchase of exercise equipment				
<b>Accomplishments:</b> <ul style="list-style-type: none"><li>• Windows replacement project is pending bidding process and higher than expected cost estimates</li><li>• Work order for the countertop has been issued</li><li>• Fitness equipment ordered</li><li>• </li></ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$180,853.00		
C04404	Property Exterior Maintenance Program	\$154,002.00	\$154,002.46	\$26,850.54
<b>Description:</b>  Exterior comprehensive inspection of buildings and properties in low-moderate income neighborhoods to eliminate blighting influences.				
<b>Accomplishments:</b>  <ul style="list-style-type: none"><li>• In 2004, 5,882 inspections were made on 3,212 properties</li><li>• 1,926 files were closed</li><li>• Out of the original 7,654 properties to be inspected, 2,469 are pending completion</li></ul>				

Before



After

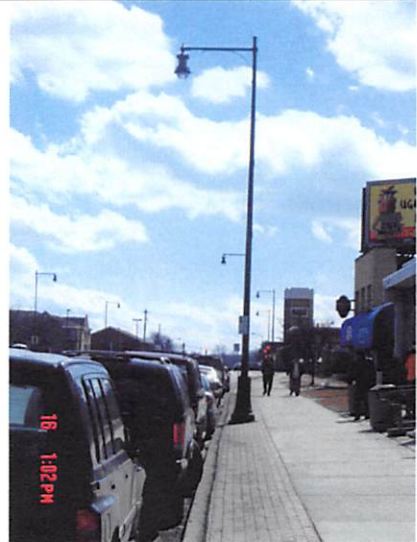


Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C04405	Seneca Station – Pedestrian Amenity	\$4,459.00	\$4,459.05	(\$0.05)
<b>Description:</b> For the installation of decorative bench, waste receptacle with concrete pad				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Completed fall of 2004.</li> <li>Funded from contingency</li> </ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C04603	Blight Removal/Demolition-5032 Rogers	\$300,000.00	\$122.60	\$299,877.40
<b>Description:</b> Remove part of the waste transfer station that was used as the City's incinerator.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Project was approved by Plan Commission in 2004</li> </ul>				





Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C03214	S. 70 St. Streetscape-	\$250,000.00	\$188,181.77	\$61,818.00
<b>Description:</b>  For the installation of ornamental lighting, decorative benches, bike racks, waste receptacle, etc. between Greenfield and Washington Street on S. 70 St.				
<b>Accomplishments:</b> <ul style="list-style-type: none"><li>Completed in Fall of 2004</li><li>Funded from contingency</li></ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C03404	Health Dept. Handicap Accessibility	\$3,276.00	\$3,276.45	\$3,223.55
<b>Description:</b> Installation of automatic doors to accommodate the needs of handicap, elderly, and visitors to the Health Dept.				
<b>Accomplishments:</b> <ul style="list-style-type: none"><li>Project was completed under budget</li><li>Project is closed and funds transferred to Contingency</li></ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C01502	Greenfield Avenue Streetscape	\$85,684.71	\$31,386.92	\$54,297.79

**Description:**

Provide more attractive lighting, added benches, waste receptacles, and colored and stamped concrete

**Accomplishments:**

- Project completed in 2003 and final costs were paid in 2004.
- Project is closed and funds transferred to Contingency



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C96401	Renovation S. 70 St. Parking Lot	\$38,440.00	\$38,439.95	\$0.05

**Description:**

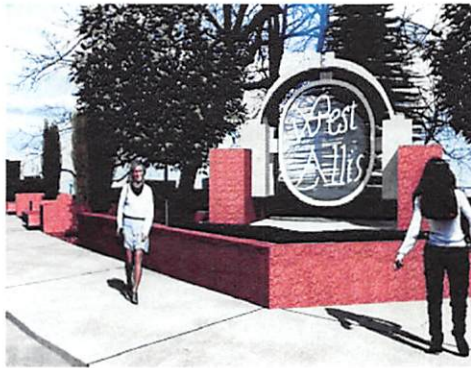
Renovate S. 70 St. Parking Lot, Washington to Walker St.



**Accomplishments:**

- Completed in 2003, landscaping in 2004
- Included construction of retaining wall, decorative fence, and landscaping
- Project is closed and funds transferred to Contingency



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C98401	West Allis Gateway-S. 70 Street Corridor	\$232,067.00	\$71,837.90	\$160,229.10
<b>Description:</b>  Construction of a "Gateway to West Allis" on the S. 70 St. corridor at the north city limits.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>• Design contract awarded</li> <li>• Project underway with Spring 2005 completion</li> </ul>				



	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$320,853.00		
<b>Public Facilities Activities:</b>	<b>\$1,521,812.00</b>	<b>\$962,492.66</b>	<b>\$559,319.34</b>




**F. Report on Redevelopment Activities:**

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$147,190.00		
C04601	Redevelopment Management	\$138,886.00	\$138,886.07	(\$0.07)
<b>Description:</b> 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.				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>Activities concentrated on the redevelopment of the Six Points/Farmers Market area and Pressed Steel Tank site.</li> <li>Staff worked on a development agreement with the owner of Wehr Steel site.</li> <li>Consulting for former dry cleaners site</li> <li>Development of 5817 W. Burnham</li> <li>Complied grant applications for Brownfield grants from the EPA and Wisconsin Department of Commerce</li> </ul>				







Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$125,000.00		
C04602	Catalytic Project Incentives	\$96,000.00	\$36,695.04	\$59,304.96
<b>Description:</b>  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				
<b>Accomplishments:</b>  <ul style="list-style-type: none"><li>• Demolition and asbestos abatement of four blighted homes within the Six Points/Farmers Market Redevelopment area</li><li>• Program to remain open for future activities</li></ul>				

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$0.00		
C01602	Redevelopment Management-Consulting	\$2,402.00	\$20.00	\$2,382.00
<b>Description:</b> Environmental consulting for dry cleaning property at 6854 W. Beloit				
<b>Accomplishments:</b> <ul style="list-style-type: none"><li>• Property has been sold</li><li>• Environment cleanup complete</li><li>• Annual monitoring required</li><li>• Site will be a Laundromat; the proposed development was approved by Plan Commission July of 2004 and is near completion</li><li>• Project is closed and funds transferred to Contingency</li></ul>				

Pictured on next page.



Before



After



Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
C97601	Wehr Steel Environmental Audit	\$26,187.00	\$7,444.50	\$18,742.50
<b>Description:</b> Investigative work at the former Wehr Steel Foundry Site				
<b>Accomplishments:</b> <ul style="list-style-type: none"> <li>City has established a industrial tax incremental finance district to assist with the redevelopment of the property</li> <li>After years of litigation, the City is negotiating a development agreement with the property owner.</li> </ul>				



	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$272,190.00		
<b>Redevelopment Activities Subtotal</b>	<b>\$263,475.00</b>	<b>\$183,045.61</b>	<b>\$80,429.39</b>

Project No.	Project Name	Budget	Expended	Balance as of 12-31-04
	Funded 2004	\$116,022.00		
C04701	Contingency	\$200,153.00	\$0.00	\$201,153.00

	Budget	Expended	Balance as of 12-31-04
Funded 2004	\$2,032,500.00		
<b>TOTAL OF ALL CDBG ACTIVITIES</b>	<b>\$3,647,667.00</b>	<b>\$2,466,744.18</b>	<b>\$1,180,922.82</b>

3. **Recommendation to the Common Council of the 2004 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.**

**Recommendation:** Receive report and recommend to Common Council approval of the CAPER.

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