



City of West Allis

Meeting Agenda

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Michael Suter
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Monday, March 20, 2023

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

SPECIAL MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [23-0159](#) March 14, 2023

Attachments: [March 14, 2023](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0157](#) Notice of Public Hearing seeking public comment and consideration of changes to the Community Development Authority of the City of West Allis' Administrative Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [NOTICE OF PUBLIC HEARING CDA 2023 Admin Plan Changes](#)

3. [23-0158](#) Resolution authorizing the changes to the Community Development Authority of the City of West Allis' Administrative Plan for the U.S. Department of Housing and Development's (HUD's) Section 8 Housing Choice Voucher (HCV) Program.

Attachments: [Final Admin Plan Proposed Changes 2023 3-01-23](#)

[CDA Res. 1444 - Changes to Administrative Plan- Section 8 HCV \(3-20-23\)](#)

4. [23-0182](#) Appointments & Reappointments by Patrick Schloss, Executive Director of the Community Development Authority, of the Resident Advisory Board Members for three-year terms to expire March 20, 2026.

Antonette Brown
Terell Thomas
Michelle Anderson
Jerome Bunker
Joyce Garyfield
Todd Groeshchel
Sandra Rice

Attachments: [CDA Res. No. 991 - Creation of a Resident Advisory Board \(RAB\) for the Sectio](#)

5. [23-0198](#) Resolution authorizing the submission of a Capital Catalyst Grant Application to Wisconsin Economic Development Corporation (WEDC) to support economic development efforts to support start-up businesses.

Attachments: [CDA Res. 1445 - Capital Catalst Grant Appl - \\$500,000 WEDC \(3-20-23\)](#)

6. [23-0183](#) Resolution to approve the Scope of Services submitted by Ramboll Environmental for preparation of Phase 1 Environmental Assessment and consultation with the WDNR for the property located at 52** W. Burnham St. (Former Teledyne property).

Attachments: [Ramboll Scope of Service - Phase 1 - ESA - Teledyne \(3-20-23\)](#)
[CDA Res. 1446 - Ramboll - Phase 1 - Teledyne \\$9,150 \(3-20-23\)](#)

7. [23-0199](#) Resolution to approve Amendment #4 to the Staging and Grading Temporary Easement Agreement between the Community Development Authority of the City of West Allis and Mandel Development, Inc. Group for the Phase II of The Market development (South of National Avenue "SONA")

Attachments: [CDA Res.1443-Amendment #4 to Mandel Phase II -Access Agreement\(3-20-23\)](#)
[Amendment 4 Staging and Grading Temporary Easement Agrmnt - \(3-20-23\)](#)

8. [23-0200](#) Resolution approving amendments to the Purchase and Sale Agreement and Development Agreement for the sale of land between the Community Development Authority of the City of West Allis and Makers Row QOZB, LLC.

Attachments: [CDA Res.1447- Purchase & Sale Agreement-Makers Row QOZB, LLC \(3-20-23\)](#)

For agenda items, 7 & 8, 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. 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 QUORUM

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.