



City of West Allis

Department Details

Department name: Community Development Authority

Type: Board, Committee or Commission

Meeting time: 6:00 PM

Meeting location: City Hall, Room 128

Primary contact: Gale Jender

Description: 2.53 Community Development Authority Authority. Section 66.1335 of the Wisconsin Statutes authorizes the Common Council to adopt an ordinance creating a Housing and Community Development Authority. Findings and Declarations. The findings and declarations made in Sections 66.1201, 66.1331, 66.1333, and 66.1337 of the Wisconsin Statutes are in all respects adopted, restated and incorporated herein; there exists a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects in the City; a Housing and Community Development Authority, functioning within the City, constitutes an effective and efficient means for preventing and eliminating slums in blighted areas and preventing the reoccurrence thereof and for the elimination of unsanitary or unsafe inhabited dwelling accommodations and providing safe and sanitary dwelling accommodations for persons of low income; and, the necessity for said Authority is hereby declared as a matter of legislative determination. Creation. Pursuant to Section 66.1335 of the Wisconsin Statutes, there is hereby created the Housing and Community Development Authority, as a separate body politic, for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; which Authority shall be known as the "Community Development Authority of the City of West Allis." Termination of Housing Authority. The Housing Authority of the City of West Allis created under former Section 66.40 of the Wisconsin Statutes, and operating in the City is terminated, and all powers, duties and functions set out in Section 66.1201 of the Wisconsin Statutes for housing authorities are hereby vested in the Community Development Authority. Exclusive Authority. The Community Development Authority shall have the exclusive power to proceed to carry on blight elimination, slum clearance and urban renewal projects in the City of West Allis, except that the City may apply, accept and contract for federal grants, advances and loans under the Housing and Community Development Act of 1974 C.P.L. 93-383. Commissioners. The Mayor shall, with the confirmation of a majority vote of the Common Council, appoint seven (7) resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as Commissioners of the Community Development Authority. Two (2) of the Commissioners shall be members of the Common Council and shall serve during their term of office as Council members. The first appointments of the five (5) non-Council members shall be for the following terms: two (2) for one-year and one (1) each for terms of two (2), three (3) and four (4) years. Thereafter, the terms of non-Council members shall be four (4) years and until their successors are appointed and qualified. Vacancies shall be filled for the unexpired term as provided in this subsection. Commissioners shall be reimbursed their actual and necessary expenses, including local travel expenses incurred in the discharge of their duties. Powers and Duties. The Community Development Authority

shall have all powers, duties and functions set out in Sections 66.1201 and 66.1335 of the Wisconsin Statutes for housing and redevelopment authorities and, as to all housing projects initiated by the Community Development Authority, it shall proceed under Section 66.1201 of the Wisconsin Statutes, and as to all projects relating to blight elimination, slum clearance, urban renewal, and redevelopment programs, it shall proceed under Sections 66.1105, 66.1301 to 66.1327, 66.1331, 66.1333, or 66.1337 of the Wisconsin Statutes, as determined appropriate by the Common Council on a project-by-project basis. The Community Development Authority shall act as the agent of the City in planning and carrying out community development programs and activities approved by the Mayor and Common Council under the Federal Housing and Community Development Act of 1974. As to all community development programs and activities undertaken by the City under the Federal Housing and Community Development Act of 1974, the Community Development Authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. The Community Development Authority shall act as agent of the City to perform all acts, except the development of the general plan of the City which may be otherwise performed by the Plan Commission under Sections 66.1105, 66.1301 to 66.1327, 66.1331, or 66.1337 of the Wisconsin Statutes. Tax exemption. Bonds issued on or after January 28, 1987, by the Community Development Authority are declared, pursuant to Section 66.1335(5m) of the Wisconsin Statutes, to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest thereon and income therefrom, are exempt from taxes. Controlling Law. The powers conferred under this section shall be in addition and supplemental to the powers conferred by any other law or ordinance. Insofar as this section is inconsistent with any other law, this section shall control. Construction. This section shall be construed liberally to effect its purposes and the enumeration of specific powers herein does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in such general grant, as provided in Section 66.1335(7) of the Wisconsin Statutes. Severability. If any provision of this section or any provision of any rule or regulation lawfully promulgated hereunder or any application of this section or rule or regulation promulgated hereunder to any person, firm or corporation or circumstances is held invalid or inoperative, such invalidity or inoperativeness shall not affect other provisions or applications of this section or rules or regulations. The Common Council hereby declares the provisions of this section and all rules and regulations promulgated hereunder are severable. Appeal. The determination of any staff member of the Community Development Authority may be appealed to the Community Development Authority within thirty (30) days of the determination. Decisions of the Community Development Authority are final and shall not be appealed except to circuit court pursuant to the provisions of Section 68.13 of the Wisconsin Statutes.

Name	Title	Start Date	End Date
Wayne Clark		11/20/2007	11/7/2027
Karin M. Gale		10/1/1996	10/1/2024
Donald Nehmer		12/18/2018	11/7/2027
Gerald C. Matter		8/1/2017	10/1/2025 *
Patrick Schloss		1/13/2021	1/13/2025
Michael Suter		10/2/2022	10/4/2026

* indicates extended term