



AGENDA
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, NOVEMBER 8, 2016
6:00 P.M.

COMMON COUNCIL CHAMBERS - 7525 WEST GREENFIELD AVENUE

1. Approval of minutes of the meeting of October 11, 2016
2. Resolution amending Resolution No. 1193, the Project Plan for TID Number Fifteen – The Market, pertaining to scrivener’s error corrections.
3. Resolution authorizing the selection of the lowest bidder and approving the execution of a demolition contract with New Berlin Grading, Inc. in the amount of \$63,738 for the properties located at 7402-08 W. Washington St. and 1343 S. 73 St.
4. Resolution relative to establishing the 2017 Payment Standard for the Housing Choice Voucher Program.
5. Resolution approving a sole source master contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects.
6. Resolution approving a contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects, in an amount not to exceed \$25,000.
7. Resolution approving licensing and support renewal with Happy Software in the amount of \$12,693 for the Section 8 Housing Choice Voucher Program.
8. Discussion regarding delinquent housing loans and recommended action to be taken by attorney’s office.
9. Discussion/action relative to future acquisition/demo/new construction of various residential properties throughout the City with the use of HOME and/or WRRP funds.
10. Discussion/action relative to Mandel Group Properties, LLC for commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
11. Discussion/action relative to the Element 84, LLC and the 84th and Greenfield Redevelopment Area.
12. Discussion/action relative to redevelopment interest of Juneau Highlands Business Park located at 1960 S. 67 Pl.
13. Consideration relative to Report on Redevelopment Initiatives:
 - a. Six Points/Farmers Market Redevelopment Area/TIF Number Five

- b. S. 67 & W. Becher Pl. Industrial Park/TIF Number Six
 - c. S. 67 & W. Washington St./TIF Number Seven
 - d. Pioneer District – S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
 - e. S. 116 St. & W. Rogers St./TIF Number Ten
 - f. 84th & Greenfield/TIF Number Eleven
 - g. Former Teledyne Site/TIF Number Twelve
 - h. Former Home Juice Redevelopment Area/TIF Number Thirteen
 - i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - j. S. 60 St. Corridor
 - k. Other Redevelopment Areas:
 - 1) Veterans Park Redevelopment Area/TIF Number Two
 - 2) Quad/Graphics/TIF Number Three
 - 3) S. 60 St. and W. Beloit Rd.
 - 4) Towne Centre Redevelopment
 - 5) Downtown Redevelopment
 - 6) Wisconsin State Fair Park
 - 7) Exterior Property Maintenance Program
 - 8) Hwy 100 Corridor – Potential Development Opportunities
 - 9) 1928 S. 62 St. – Plating Engineering Site
 - 10) S. 116 St. and W. Morgan Ave.
 - 11) Beloit Road Senior Housing Complex
 - 12) Neighborhood Stabilization Program, HOME and WRRP Program activities
 - a. 8614 W. Mitchell St.
 - b. 7402-08 W. Washington St.
 - c. 19** S. 55 St.
 - d. 2125 S. 70 St.
 - e. 912-14 S. 92 St.
 - f. 1343 S. 73 St.
 - g. 6901 & 69** W. Beloit Rd.
 - 13) First-Ring Industrial Redevelopment Enterprise (FIRE)
 - 14) W. National Ave. Corridor
 - 15) 2020 Hwy 100 project
 - 16) I-94 Zoo Interchange
 - l. Intergovernmental relations
- 14a. Consideration relative to Report on Housing Programs.
 - 14b. Consideration relative to Reports for Beloit Road Senior Apartments, LLC.
 - 15. Notice of Closed Session of the Community Development Authority.

The Community Development Authority of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, November 8, 2016, in Common Council Chambers, City Hall, 7525 W. Greenfield Ave., West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

- a. Discussion/action relative to Mandel Group Properties, LLC for commercial and residential development of The Market within the Six Points/Farmers Market Redevelopment Area.
- b. Discussion/action relative to the Element 84, LLC and the 84th and Greenfield Redevelopment Area.
- c. Discussion/action relative to redevelopment interest of Juneau Highlands Business Park located at 1960 S. 67 Pl.

and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties, and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

Upon conclusion of the closed session, the Community Development Authority will convene in open session to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberations or any of the public agenda items that have not been acted upon.

16. Adjournment.

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.

Open Meetings Notice

Common Council members may attend the above Community Development Authority meeting for information gathering purposes. Should a quorum of Common Council members appear at any of the Community Development Authority meetings, a regular Common Council meeting may take place for the purposes of gathering information on an item listed on one of the Committee agendas. Should such a meeting occur, the date, time and location of the Common Council meeting will be that of the Community Development Authority as listed on the Community Development Authority agenda.