



Community Development Authority 2023 Update



Background & Functions

- The CDA membership includes five (5) citizen members with development backgrounds including finance, real estate, law, and for-profit and not-for-profit lending and two (2) aldermanic representatives.
 - Sue Eick
 - Mark Hammond
 - Terry Klippel, Chair
 - Linda Mikkalson
 - Ald. Joe Phillips
 - Ald. Joel Tilleson
 - Al Wick
- In 2011, the city combined the existing Redevelopment Authority and Housing Authority into a new Community Development Authority (CDA) to:
 - transact business and exercise any of the powers granted to it where there exists within the city a need for blight elimination, slum clearance and urban renewal programs and projects
 - act as a development agent on behalf of the city for matters related to redevelopment and housing

Background & Functions

- Additionally, the CDA:
 - Conducts required public hearings and takes action on the creation and operation of TIDs
 - Exercises the responsibilities of the City's Community Development Block Grant (CDBG) Business Loan Funds
 - Reviews and approves small business development assistance (sign, façade & code compliance forgivable loans)
 - Manages the Redevelopment Reserve Fund to facilitate new development projects and the Housing Fund (75% affordable) to construct new housing developments in the City

Accomplishments

Over the past year, the CDA:

- In cooperation with WRLFC, continued to promote financial incentives through a joint marketing piece
- Approved seven (7) sign, three (3) façade improvement, and six (6) code compliance forgivable loans
- Approved a CDBG revolving loan for Mochi Ring at 7488 W State Street



Accomplishments

- Approved a resolution establishing the creation of TID #15 and the project plan to enable the redevelopment of the former Boston Store property at Mayfair Mall
- Negotiated accepted offers to purchase the properties at:
 - 7746 Menomonee River Parkway for a residential townhome redevelopment
 - 6630 W North Avenue for a new small business, Idyll Coffee



Accomplishments



- As the Housing Authority, the CDA oversees the City-run Housing Rehabilitation Program. In 2023, the CDA modified the previously approved Housing Policies & Procedures Manual, that guides the administration of the Program, to accommodate emergency repairs. To date, seven (7) housing rehab projects have been completed and eight (8) applications are in process.

Goals – Future Plans



- Consider acquisitions of blighted properties and/or catalytic sites utilizing redevelopment reserve funds
- Market all CDA owned sites for redevelopment that meets City Strategic Plan goals
- Facilitate redevelopment of the former Boston Store at Mayfair Mall
- Oversee redevelopment of the Blanchard Street parking lot
- Develop a framework and plan for the expenditure of CDA housing funds