



Community Development Authority 2024/25 Update



Background & Functions

- CDA membership includes five (5) citizen members with development backgrounds in finance, real estate, law, commercial lending, and two (2) aldermanic representatives.
 - Ald. Gustafson
 - Terry Klippel
 - Linda Mikkalson
 - Ald. Joe Phillips
 - Joel Tilleson - Chair
 - Al Wick
 - Christopher Zirbes
- The CDA serves as the Redevelopment Authority and Housing Authority 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.
 - Implements small business development assistance (sign, façade, code compliance & fixed equipment 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 efforts.
- Expanded the small business forgivable loan program (with ARPA funds) to include an additional category for fixed equipment, creation of outdoor spaces and limited professional services.
- Approved three (3) sign, one (1) façade improvement, three (3) code compliance, and four (4) building/site improvement forgivable loans.



Accomplishments

- Participated in the successful redevelopment of 6630 W North Avenue for a new small business - Idyll Coffee Roasters.
- Approved a policy to guide the use of the CDA's affordable housing fund.
- Continued to monitor the Harlow & Hem redevelopment of the Blanchard Street lot.
- Continued to solicit redevelopment proposals for 7746 Menomonee River Parkway.



Accomplishments



- As the Housing Authority, the CDA oversees the City-run Housing Rehabilitation Program. To date, \$600,000 has been expended to finance forty (40) housing rehabilitation projects.
- Approved \$300,000 in CDBG housing funds that assisted 56 affordable senior and workforce housing units at the Mayfair Collection.

Goals – Future Plans



- Facilitate redevelopment of the former Boston Store at Mayfair Mall & 7746 Menomonee River Pkwy.
- Consider acquisitions of blighted properties and/or catalytic sites utilizing redevelopment reserve funds.
- Identify redevelopment for CDA-owned sites that meet City Strategic Plan goals.