

City of New Berlin Community Development Authority

A General Proposal for By-Laws and Rules of Procedure

ARTICLE I. **Mission Statement**

The mission of the New Berlin Community Development Authority (NBCDA) is to stabilize, protect, improve and support the industrial and commercial base within the city of New Berlin and to preserve the quality of life for our residents. The NBCDA provides funding and programs for decent affordable housing, redevelopment & revitalization efforts and economic development activities.

ARTICLE II. **Establishment under State Law**

- a) Per State Statute 66.1335, "A city may, by a two-thirds vote of the members of the city council present at the meeting, adopt an ordinance or resolution creating a housing and community development authority which shall be known as the 'Community Development Authority' (CDA) of the city. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects..."
- b) Upon the adoption of an ordinance or resolution creating a community development authority, all housing and redevelopment authorities previously created in the city under ss. 66.1201 and 66.1333 shall terminate. – *This means that the City's Housing Authority would have to be disbanded and all of its powers and duties are transferred to the CDA.*
- c) The community development authority shall have all powers, duties and functions set out in ss. 66.1201 and 66.1333 for housing and redevelopment authorities. (*These powers and duties are as assigned by the Common Council.*)

ARTICLE III. **General Powers and Duties**

Per state statute, the CDA would have the powers and duties to conduct projects related to blight elimination, urban renewal and community development projects and housing projects in the city. The CDA will serve as a housing and redevelopment authority. Specific action taken related to the following powers shall be subject to review and approval by the Common Council.

- (1) Prepare and implement projects and plans
- (2) Acquire property (assemble real estate for redevelopment opportunities or condemn property in furtherance of redevelopment)
- (3) Construct or repair improvements
- (4) Sell, lease, encumber or retain and manage property acquired
- (5) Enter into contracts
- (6) Employ personnel