



Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor

David R. Riemer
Director

Juanita Hawkins
Administration—Block Grant Director

ATTACHMENT A

TO: Members of the Community Development Policy Committee

FROM: Juanita Hawkins
Director *Juanita Hawkins*

DATE: April 23, 2001

RE: File Number 000732 Appropriation of Community Development Block Grant Reprogramming Funds

Unspent funds captured from previous program years totaled \$2,775,078. Funding commitments have been made for \$950,000.

As you can see in the following chart, reprogramming funds fluctuates quite a bit year-to-year.

Program Year	Reprogramming Funds	Year Closed
2000	\$2,775,078	2001
1999	\$3,083,906	2000
1998	\$3,802,316	1999
1997	\$1,173,035	1998
1996	\$2,450,000	1997

A. Funding Categories/Commitments for 2000 Reprogramming Funds

- | | |
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| 1. DPW -Capital Improvements, Street Reconstruction/Resurfacing Program, adopted in the 2001 City Budget, (File No. 001094, attached) | \$500,000 |
| 2. M-7 Development Corporation -Construction of the Lincoln Park Center, a 54,000 square foot multipurpose facility designed for a variety of special events, private events, organizations and business meetings, banquets, dining. | \$250,000 |
| 3. CDBG Summer Youth Mini-Grant Program | \$100,000 |
| 4. DPW -Emergency Assistance for Spring Clean Up | \$100,000 |
| TOTAL | \$950,000 |

COMMUNITY BLOCK GRANT ADMINISTRATION
Year 2000 REPROGRAMMING

May 2, 2001 CDC Meeting

Organization	Funding Commitments, Requests and Shortfalls	Activity
Department of Public Works	\$500,000 Funding Commitment - 2001 adopted city budget	Street Improvements. File No. 001094, Nov. 28, 2000. "Prior to expenditure of \$500,000 provided by Community Development Block Grant Funds in the Capital Improvements, Street Reconstruction/Resurfacing program (excluding urban renewal), the Department of Public Works is directed to submit a list of projects to the Common Council for review and approval relating to expenditure of Block Grant funds, and that the projects relate to economic development (??) in the Block Grant areas."
M7 Community Development Corporation	\$250,000 1999 funding commitment	Construction of a multipurpose center at Lincoln Park, a 31,750 square foot facility to include meeting rooms, a ballroom, conference rooms and a moderately priced restaurant. Construction cost - \$8,967,000 Funding Sources: Milwaukee County \$ 500,000 State of Wisconsin \$3,500,000 City of Milwaukee \$ 250,000 Private Sector \$ 3,700,000 Community Donors \$ 767,000
Summer Youth Program	\$10,000	Summer Youth Activity
Department of Public Works	\$100,000	Interim emergency assistance for spring clean up
Walker's Point Center for the Arts	\$ 29,300	<i>Second time applicant</i> Public Service - Hands On, an arts and education program for neighborhood children.
OIC/Williamsburg Heights Community Association	\$ 35,000	Community Organizing - neighborhood clean ups

South Community Organization	\$20,000	Community Organizing around South Kinnickinnic Avenue
YMCA/North Central	\$ 1,200	Neighborhood Resource Directory
Campaign for a Sustainable Milwaukee	\$	Public Service - Job Placement and Retention
Garfield Avenue Blues, Gospel and Arts Festival, Inc.	\$15,000	Public Service - Fourth annual entertainment and cultural summer event. Organization expect to employ over 150 local artist, contracted vendors and 3 consultants. Operating budget is estimated at \$33,000.
Milwaukee Adolescent Health Program	\$150,000	The Cardinal Clinic, a school based health center located in South Division High School. Organization indicates that the health center will provide health care and health education services to high school students and their children, primarily in the 53204 and 53215 zip codes. Funding for the clinic ends June 15, 2001. (Non-profit legal status to be determined)
Living Recovery	\$250,000	<i>Second time applicant - LID funds</i> Building Acquisition, 2319-2317 W. Capitol Drive. Services to be provided include AODA, medical services, psychological services, vocational preparation, transitional living services, and youth services.
America's Black Holocaust Museum	\$ 85,000	Permanent Museum exhibits. Applicant indicates that CDBG funds will be used as matching funds to over \$300,000 of grant funds from local and national corporations, foundations and federal sources.
Jo's Day Care	\$150,000	<i>Second time applicant - LID funds</i> Building Rehab, 4801 W. North Avenue. Second floor renovation to include a women's center and expansion of the existing childcare center for non-traditional day care (mildly ill care and expanded 24-hour care).
Arabian-American Festival, Inc.	\$ 100,000	Planning and staffing cost associated developing a plan to recruit new businesses to open along Muskego Avenue and to relocate other businesses along the same strip.
Community Planning Council 10	\$200,000	Buy in Your Neighborhood; Rent Rehab (purchase and rehab 10 homes)
NIDC/Hampton Atkinson Neighborhood Development Assoc. TIN	\$175,000 estimate CDBG/HOME funds	TIN. Area bounded by W. Atkinson, W. Hampton Boulevard, N. 27 th and N. 32 nd . NIDC neighborhood partner, Hampton Atkinson Neighborhood Development Association.

NIDC/Greenfield Corridor TIN	\$175,000 estimate CDBG/HOME funds	TIN. Southside Organizing Committee. Area bounded by West Madison St., South 15 th St., South 11 th St., and W. Lapham Blvd. NIDC neighborhood partner, Southside Organizing Committee.
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YMCA/North Central	\$ 500,000	New Construction of a Youth Leadership Academy Charter School and full service YMCA on a 4.3 acre site at Teutonia and North Avenue. The Academy is estimated to cost \$12 M. Plans to raise the old YMCA and replace it with infill housing is estimated at \$2 M. LID
MEDC/Milwaukee Web Works	\$100,000	Internet Technology Job Center designing intranets and extranets services and creating small businesses to help them start their businesses. LID
Press Steel Tank	\$275,000	
DCD Targeted Commercial Development Fund	\$100,000	Economic Development - Front end capital to commercial businesses locating in or expanding in designated commercial revitalization areas. Job creation/retention is the designated outcome.
Capitol West Association	\$10,000	Community Organizing and Planning Activity. Non-NSP Area activity, Good Hope to Center Street West to the City Limits. Will seek matching funds from Milwaukee County.
Aurora Weier Educational Center	\$72,000 LID	Project received a LID grant of \$150,000 July 2000. Original construction cost was estimated at \$350,000. Organization indicates that unanticipated cost and historic preservation requirements has raised the construction cost to \$572,000. \$420,000 is committed for the project, leaving a balance of \$122,000. Project will raise \$50,000 and request the balance of \$72,000 from CDBG. Project is 60% complete.
Christ the King Development Corp.	\$200,000 LID	Project received a LID grant of \$198,480 (requested \$500,000) July 2000. Organization indicated that additional and unforeseen costs have been incurred. Also, that construction costs are also increasing. Project is requesting an additional \$200,000 to defray the costs of athletic equipment and kitchen equipment.
Friends of Housing Corporation	\$ 68,000	Received \$200,000 in HOME funds in July 2000. Original plan was to construct 2 homes. Organization indicates that the cost of one (1) home is \$116,990 plus other costs for sewer and water lines, landscaping, permits and holding costs, etc. Project is requesting additional funds of \$68,000 to pay for the entire costs of the construction and site improvements.
St. Mary's Nursing Home	\$64,000 LID	Project received a LID grant of \$125,000 in July 2000. Organization indicates that due to the ice problem last winter, the flat roof covering the nursing home building must be replaced at a cost of \$64,000.

City of Milwaukee

Office of the City Clerk

200 E. Wells Street
Milwaukee, Wisconsin 53202

Certified Copy of Resolution-Immediate Adoption

FILE NO: 001094

Resolution effectuating a provision of the 2001 adopted city budget relating to expenditure of \$500,000 provided by Community Development Block Grant Funds in the Capital Improvements, Street Reconstruction/Resurfacing Program (excluding urban renewal).

Whereas, The 2001 adopted city budget contains a footnote relating to expenditure of \$500,000 provided by Community Development Block Grant Funds in the Capital Improvements, Street Reconstruction/Resurfacing program (excluding urban renewal); and

Whereas, The footnote requires the Department of Public Works to submit a specific list of projects to be funded with Block Grant funds for approval by the Common Council, and that projects must relate directly to economic development projects in Block Grant Areas; and

Whereas, This directive is necessary to insure appropriate expenditure of Block Grant funds and to maximize benefits to Block Grant areas in compliance with Block Grant regulations; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that prior to expenditure of \$500,000 provided by Community Development Block Grant Funds in the Capital Improvements, Street Reconstruction/Resurfacing program (excluding urban renewal), the Department of Public Works is directed to submit a list of projects to the Common Council for review and approval relating to expenditure of Block Grant funds, and that the projects be related to economic development in Block Grant areas.



I, Ronald D. Leonhardt, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution-Immediate Adoption passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on November 10, 2000.

Ronald D. Leonhardt

Ronald D. Leonhardt
City Clerk

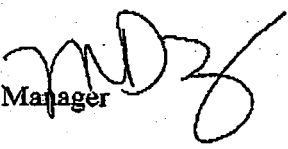
November 28, 2000

Date Certified

April 23, 2001

To: Ms. Juanita Hawkins
Community Development Block Grant Administration
Department of Administration
Room 606, City Hall

From: Mary Dziewiontkoski
Project Programming Manager



Dear Ms. Hawkins,

The following definitions are to supplement the "2001 Paving Projects Located within NSP areas" document previously submitted:

Asphalt Reconstruct C&G: Removal of the existing pavement, reshape the base and construct variable thickness asphalt pavement. The base course is installed one year and the stage wearing surface is installed the following year. All of the curb and gutter is removed and replaced. Concrete sidewalk and driveways are replaced as necessary.

Concrete: Removal of the existing pavement, reshape the base and replace with new concrete pavement. All of the curb and gutter is removed and replaced. Concrete sidewalk and driveways are replaced as necessary.

**2001 Paving projects
Located within NSP (CDBG) areas**

NSP Area	Project limits	Proposed work	Total cost	CDBG funds	Assessable	Non-Assess.
4	N. 26 th St.- W. Atkinson Av. To W. Port Sunlight Way	Asphalt Reconstruct C&G	\$ 150,400	\$ 60,000	\$ 82,860	\$ 7540
4	N. 26 th St. - W. Port Sunlight Way to W. Ruby Av.	Asphalt Reconstruct C&G	\$ 91,200	\$ 50,000	\$ 38,065	\$ 3135
4	W. Port Sunlight Way - N. 25 th St. to N. 27 th St.	Asphalt Reconstruct C&G	\$ 143,200	\$ 75,000	\$ 23,000	\$45,200
8	W. Meinecke Av. - N. 35 th St. to N. 37 th St.	Concrete	\$ 127,700	\$ 60,000	\$ 60,435	\$ 7265
8	N. 50 th St. - W. North Av. To W. Lisbon Av.	Concrete	\$102,000	\$ 47,000*	\$ 51,000	\$ 4000
15	S. 36 th St. - W. Mitchell St. to W. Lapham St.	Concrete	\$ 134,600	\$ 50,000	\$ 75,435	\$ 9165
15	S. 36 th St. - W. Lapham St. to W. Greenfield Av.	Concrete	\$ 198,400	\$ 80,000	\$112,125	\$ 6275
15	W. Lapham St. - S. 35 th St. to S. 37 th St.	Concrete	\$ 153,400	\$ 95,000	\$ 45,030	\$ 13,370
Totals			\$1,100,900	\$ 517,000	\$ 487,950	\$95,950

Note: CDBG to fund only the contractual costs. City non-assessable and assessable to be utilized for design and construction engineering and drainage costs.

*\$ 17,000 for CD115003027



DRAFT

HISTORY HIGHLIGHTS

M7 COMMUNITY DEVELOPMENT CORPORATION

Central City - - Milwaukee, Wisconsin

March, 2001

M7 Community Development Corporation was formally and legally organized in December 1997 to act as the faith-based catalyst in revitalizing the Central City of the City of Milwaukee.

M7's beginnings, however, go back 14 years to 1986 in fact – when seven Central City ministers met with D Edward Bolton, a successful Milwaukee business leader. The ministers shared their views of the Central City and the area's urgent need for the experience and expertise of people like D Edward Bolton.

Early on, the ministers increased their emphasis on the development of social programs within their churches, addressing the needs of the less fortunate Central City residents and church members.

The list of programs offered in the Central City churches headed by M7's founding ministers is long. The programs respond to many diverse needs and serve families and individuals, male and female, young and old, the well off and the poor as the attached list attests.

To that end, M7 has proposed construction of the Lincoln Park Center, a 31,750 square-foot facility serving the meeting and hospitality needs not only of Milwaukee's African American community but of other racial and ethnic cultures as well. Designed to be a functional symbol of current and future achievements in the African American community, Lincoln Park Center will include meeting rooms, a clubroom for business dining and meetings, a ballroom, conference rooms and a moderately-priced restaurant.

M7 views Lincoln Park Center as the "launching pad," the "springboard" for revitalization activity - - a first and highly visible symbol of the power of faith-based economic development, a facility that will symbolize African Americans' determined drive for continued economic development and the attendant creation of jobs and economic well being in the Central City.

The numbers, while significant, should not be a deterrent to many accustomed to substantially more costly projects as the following figures indicate:

Pre-construction costs	\$ 593,000	
Direct construction costs	6,440,000	
Indirect construction costs	914,000	
FF&E and Startup	520,000	
Owner cash reserves	<u>500,000</u>	\$8,967,000

M7 is confident this amount can be raised from the following sources:

Milwaukee County	\$ 500,000	
State of Wisconsin	3,500,000	
City of Milwaukee	500,000	
Major Private Sector Donors	3,700,000	
Community Donors	<u>767,000</u>	\$8,967,000

M7 bases its cost estimate on a detailed Financial Plan prepared by a respected Milwaukee financial planner and on preliminary architectural designs prepared first by the University of Wisconsin School of Architecture and Urban Planning and, most recently by The Zimmerman Design Group.

* * *

M7 Community Development Corporation is now in its fourth year of activity.