



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

ALD. JOE DAVIS, SR., CHAIR
Ald. T. Anthony Zielinski, Vice-Chair
Ald. James Witkowiak, Ald. Willie Wade, Ald. Terry Witkowski
Staff Assistant, Joanna Polanco, 286-2366
Fax: 286-3456, jpolan@milwaukee.gov
Legislative Liaison, Amy Hefter, 286-2290, ahefte@milwaukee.gov

Monday, December 20, 2010

9:00 AM

Room 301-B, City Hall

Special

1. **100879** Reappointment of Young Kim to the Business Improvement District Board #32 (Fond du Lac-North Avenue Market Place) by the Mayor. (15th Aldermanic District)
Sponsors: THE CHAIR

2. **101014** Appointment of Tracy Wymelenberg to the Business Improvement District Board #43 (South 27th Street) by the Mayor. (11th Aldermanic District)
Sponsors: THE CHAIR

3. **100606** Resolution appropriating \$135,000 from the Development Fund for a retaining wall replacement project at the Council for the Spanish Speaking's Hillview Building.
Sponsors: Ald. Donovan and Ald. Witkowiak

4. **100969** Resolution relative to application, acceptance and funding of a Global Youth Service Day 2011 Lead Agency Grant.
Sponsors: THE CHAIR

5. **100970** Resolution relative to application, acceptance and funding of a Sweet Water Mini-Grant.
Sponsors: THE CHAIR

6. **101002** Communication from the Emerging Business Enterprise Program relating to the City of Milwaukee Disparity Study Final Report.
Sponsors: THE CHAIR

7. **101012** Substitute resolution relative to the transfer of 2011 Community Prosecution Unit funding to the Safe and Sound, Inc.
Sponsors: Ald. Zielinski

---The following items may be place on file as no longer needed:

8. **100271** Reappointment of Danae Davis to the Main Street Milwaukee Partners Board by the

Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

9. 100372 Reappointment of Paul Mathews to the Business Improvement District Board #15 (Downtown Riverwalk) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council and its standing committees who are not members of this committee may attend this meeting to participate or to gather information. Notice is given that this meeting may constitute a meeting of the Common Council or any of its standing committees, although they will not take any formal action at this meeting.

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Legislation Details (With Text)

File #: 100879 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 11/3/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Young Kim to the Business Improvement District Board #32 (Fond du Lac-North Avenue Market Place) by the Mayor. (15th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 32

Attachments: Reappointment Letter, Resume, Attendance Record, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/3/2010	0	COMMON COUNCIL	ASSIGNED TO		
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100879

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Young Kim to the Business Improvement District Board #32 (Fond du Lac-North Avenue Market Place) by the Mayor. (15th Aldermanic District)

Drafter

Mayor

TB

11/3/10

November 3, 2010

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Business Improvement District Board #32 (Fond du Lac Avenue - North Avenue Market Place):

Mark Teper
1622 West North Avenue
Milwaukee, Wisconsin 53205

John Mullarkey
2625 West North Avenue
Milwaukee, Wisconsin 53205

Young Kim
2242 North 17th Street
Milwaukee, Wisconsin 53205

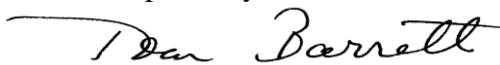
Sharon Adams
2240 North 17th Street
Milwaukee, Wisconsin 53205

Karl Tatum
4535 West North Avenue
Milwaukee, Wisconsin 53208

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 040876. The terms will commence upon taking of the oath of office.

I trust these reappointments will have the approval of your Honorable Body.

Respectfully submitted,



Tom Barrett
Mayor

Young C. Kim

4630 West Burleigh Street, Suite B Milwaukee, WI 53210
Phone: (414) 444-6067 young@fondymarket.org

Experience:

Executive Director. Fondy Food Center

7/03 to Present

Responsible for leadership and development of a non-profit agency located in one of Milwaukee's most impoverished neighborhoods, devoted to improving access to fresh local produce and providing economic development opportunities for central city residents.

Responsibilities include:

- Fund development – capital campaign leadership, grant writing, donor cultivation, special events, community outreach.
- Fiscal management – budget creation and monitoring, accounts payable/receivable, financial documentation, annual audit.
- Human resources – staff recruitment, training, supervision, and evaluation.
- Farmers' market management – ensuring proper tenant and product mix, facility maintenance, safety and risk management, tenant negotiations.

Director. The Sharehouse, Church Council of Greater Seattle

8/98 – 7/03

Managed all aspects of the Sharehouse, a non-profit furniture bank providing household furnishings and wares to families moving from homeless shelters to permanent housing.

Program Director. Solo Parenting Alliance, Seattle, WA

3/97 - 8/98

Directed Family Homeshare, a program that matched single parent households into shared living arrangements for mutual support, financial savings, and shared resources.

Assistant Director. First Place School, Seattle, WA

4/95 - 3/97

Managed the operations of a nonprofit elementary school and social service agency for homeless children and parents.

Assistant Hotline Director and Crisis Counselor. Texas Council on Problem and Compulsive Gambling, Dallas, TX

11/93 - 1/95

Volunteer Telephone Crisis Counselor. Contact 214, Dallas, TX

8/93 - 1/95

Buyer-Planner. Specialized Bicycle Components, Morgan Hill, CA

11/88 - 8/93

Education:

B.A. East Asian Studies. Oberlin College. Oberlin, OH 44074

Volunteer Activities:

Board Member, Greater Milwaukee Sponsors. Milwaukee, WI

Board Member, SHARE Wisconsin. Butler, WI

Member, Rotary Club of Greater Milwaukee, Inc. Milwaukee, WI

Founding Board Member, National Furniture Bank Association. Atlanta, GA



City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2221



Office of the City Clerk

Re: Common Council File Number 100879

Reappointment of Young Kim to the Business Improvement District Board #32 (Fond du Lac-North Avenue Market Place) by the Mayor. (15th Aldermanic District)

Dear Sir/Madam,

In accordance with Common Council resolution File Number 65-2210, adopted November 30, 1965, all reappointments are to be referred to an appropriate standing committee.

Under this policy, the appropriate committee is to be informed in writing of the incumbent's attendance record during his/her last term of service.

Please provide the following required information and return immediately to our office for consideration at the **Community and Economic Development Committee Meeting to be held on November 15, 2010.**

- Number of meetings held: 12 meetings held in 2009 10 meetings to date in 2010
- Number of meetings attended: 6 meetings in 2009 9 meetings in 2010
- Number of excused absences: 6 excused in 2009 1 excused in 2010
- Number of unexcused absences: 0 unexcused in 2009 0 unexcused in 2010

Please return this information to Char Rodriguez, Council File Specialist, crodriguez@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,
RONALD D. LEONHARDT

Ronald D. Leonhardt



Legislation Details (With Text)

File #: 101014 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 11/23/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Tracy Wymelenberg to the Business Improvement District Board #43 (South 27th Street) by the Mayor. (11th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 43

Attachments: Appointment Letter, Resume

Date	Ver.	Action By	Action	Result	Tally
11/23/2010	0	COMMON COUNCIL	ASSIGNED TO		
12/10/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/10/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/10/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

101014

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Tracy Wymelenberg to the Business Improvement District Board #43 (South 27th Street) by the Mayor. (11th Aldermanic District)

Drafter

Mayor

TB

11/23/10

November 23, 2010

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Tracy Wymelenberg, Manager, Government Affairs, Aurora Health Care, 3305 West Forest Home Avenue, Milwaukee, Wisconsin 53215, to replace Rodney Reider on the Business Improvement District Board #43 (South 27th Street Business District Association). This appointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 090560. Ms. Wymelenberg's term will commence upon taking of the oath of office.

I trust this appointment will have the approval of your Honorable Body.

Respectfully submitted,

Tom Barrett
Mayor

Tracy L. Wymelenberg
2226A S. Mound Street, Milwaukee, WI 53207
(414) 588-9096

Qualifications

- Working knowledge of multiple community services and programs.
- Strong advocacy skills with the ability to problem solve within bureaucracies at State, County and local levels.
- Effective in leading diverse populations to work for positive change.
- Thorough understanding of health care entitlement policy and procedures.

Experience

2007 – Present, Aurora Health Care, Milwaukee WI
Manager, Local Government Affairs

- Maintain positive relations with Milwaukee based elected officials.
- Track legislative issues in city and county government that impact Aurora Health Care.
- Serve as a liaison between government officials and leadership within Aurora.
- Assist elected officials in resolving constituent complaints regarding Aurora Health Care.
- Coordinate participation of Aurora leadership and caregivers for government related educational forums and events.
- Track and communicate government health program policy changes that impact Aurora's patients.
- Represent Aurora in various community based health care coalitions.

2004 - 2007, Community Advocates, Milwaukee WI
Manager of Health Care Services

- Supervised staff of eight health care advocates.
- Designed and implemented health care advocacy programs.
- Evaluated program outcomes.
- Staffed local and statewide coalitions that work to improve health care access for low-income people.
- Provided health program and policy trainings to the staff of health care and social service agencies.

1999 - 2004, Community Advocates, Milwaukee, WI.

Health Care Advocate and Coordinator of the Aurora Outreach Program.

- Designed and coordinated a health advocacy program for Metro Aurora Hospitals. The program provides advocacy for low-income persons who are in need of public assistance programs.
- Provided information and advocacy to low income persons seeking healthcare resources on providers, HMO'S and services available through Medicaid.
- Coordinated monthly meetings for the Health Watch Coalition of Milwaukee.
- Assisted in developing a public policy training program for community professionals.

1998-2001, Sojourner Truth House, Milwaukee, WI

Volunteer - Domestic Violence Hotline/House Back Up

- Worked as a support person 4-8 hours per week on the Domestic Violence Hotline.
- Offered support to abuse victims, gave assistance in obtaining restraining orders and numerous other services offered for victims of domestic violence.

Relevant Experience

- Proficient in Microsoft Office, Excel, AppleWorks, FileMaker Pro.
- Participated in following community groups: Health Watch, Empowerment Coalition of Milwaukee (ECOM), Enrollment Process Improvement Committee (EPIC), BadgerCare Coordination Network,

Save the Family Planning Waiver Coalition, Mental Health Task Force, Make it Work Milwaukee and The Covering Kids and Families Coalition. .

- Chaired and staffed the following subcommittees of Health Watch: AODA/ Mental Health Committee, GAMP Action Committee, Health Watch Steering Committee and the Public Policy Committee.
- In collaboration with Milwaukee County Department of Health and Human Services (DHHS), created a community report card designed to measure the quality of services consumers receive at the DHHS.

Education

Bachelor of Fine Arts with an emphasis in Women's Studies,
University of Wisconsin-Milwaukee, December 2002



Legislation Details (With Text)

File #: 100606 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 9/21/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution appropriating \$135,000 from the Development Fund for a retaining wall replacement project at the Council for the Spanish Speaking’s Hillview Building.

Sponsors: ALD. DONOVAN, ALD. WITKOWIAK

Indexes: DEVELOPMENT FUND, FLOOD CONTROL

Attachments: Hillview-showing retaining wall and exit stair addition, Letter to Donovan on Hillview 9 3 10, Fiscal Analysis, Hillview Building 1615 S 22nd St Milwaukee WI 53204, Fiscal Impact Statement, Hearing Notice List, DCD letter to CED re Council for the Spanish Speaking.pdf

Date	Ver.	Action By	Action	Result	Tally
9/21/2010	0	COMMON COUNCIL	ASSIGNED TO		
9/30/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/30/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/4/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	3:2
10/12/2010	0	COMMON COUNCIL	ASSIGNED TO	Pass	15:0
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
100606
Version
ORIGINAL
Reference

Sponsor
ALD. DONOVAN AND WITKOWIAK

Title
Resolution appropriating \$135,000 from the Development Fund for a retaining wall replacement project at the Council for the Spanish Speaking's Hillview Building.

Analysis
This resolution approves the transfer and expenditure of \$135,000 from the Development Fund capital account for a retaining wall and exit stair addition project at the Council for the Spanish Speaking's Hillview Building, 1615 S. 22nd Street.

Body
Whereas, The Development Fund is a Department of City Development-administered capital account that provides funding to complement and support a wide variety of private economic development projects and activities to expand the City's tax base; and

Whereas, Pursuant to s. 304-31 of the Milwaukee Code of Ordinances, the Development Fund may be used to:

1. Provide grants to projects that redevelop taxable property, resulting in tax base growth.
2. Fund infrastructure work to facilitate private investment.

; and

Whereas, Since taking ownership of the Hillview Building, 1615 S. 22nd Street, in 2007, the Council for the Spanish Speaking has invested thousands of dollars into renovating the building -- a former nursing home -- into a community center that provides job training, education and other social services to over 2,000 persons; and

Whereas, Thirty-two persons are now employed in the Hillview Building, while another 350-plus persons per month receive services from an Adult Education/ESL/Works Solution program that prepares them for employment and job training; and

Whereas, By employing 32 persons and providing facilities for education and job training, as well as office space for community organizations that offer job placement services, the Hillview Building project contributes to economic development on the Near South Side; and

Whereas, Because the Council for the Spanish Speaking rents space in the Hillview Building to various organizations and collects rent for Community Advocates' 28 Transitional Housing Program apartments on the second floor of the structure, the Hillview Building is taxable and its renovation has contributed to growth of the City's tax base; and

Whereas, A hill and retaining wall behind the Hillview Building have been gradually collapsing onto the rear wall of the building, a problem which was exacerbated by recent heavy rains, during which water and mud came through the rear doors of the building and flooded the entire first floor; and

Whereas, To prevent a recurrence of this flooding, the Council for the Spanish Speaking has blocked the rear doors of the building (emergency exits), piled up sand bags and built a temporary holding wall; and

Whereas, These temporary flood-control measures are unsafe and cannot be continued long-term; and

Whereas, Unless the failing hillside is stabilized and the retaining wall replaced by a sound, permanent structure, the safety and viability of the Hillview Building will be threatened and the building's ability to contribute to community economic development and tax base growth severely diminished; and

Whereas, The estimated total cost of building a new retaining wall and exit stair addition at the Hillview Building is \$135,000 -- \$120,000 for construction work and \$15,000 for architectural, permit and project-management fees; and

Whereas, The Council for the Spanish Speaking does not have budgeted funds for this necessary emergency repair project; and

Whereas, The Common Council finds that the Hillview Building retaining wall and exit stair addition project is an appropriate and permitted use of the Development Fund in that it would support redevelopment of taxable property, growth of the tax base and infrastructure work related to private investment; and

Whereas, With an unencumbered balance of over \$1.1 million, the Development Fund has more than sufficient funds for an appropriation of \$135,000 for the Hillview Building project; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the City Comptroller is directed to transfer \$135,000 from the Development Fund Parent Account No. 9900-UR03310000A to Project Account No. 1910-UR0339XXXX (specific number to be assigned by the Commissioner of City Development) to fund a retaining wall and exit stair addition project at the Council for the Spanish Speaking's Hillview Building, 1615 S. 22nd Street; and, be it

Further Resolved, That the Commissioner of City Development is directed to enter into a Cooperation Agreement with the Council for the Spanish Speaking, Inc., to carry out this project using the appropriated funds.

Requestor

Drafter
LRB121798-1
JDO
09/14/2010

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NOTE OF RESPONSIBILITIES

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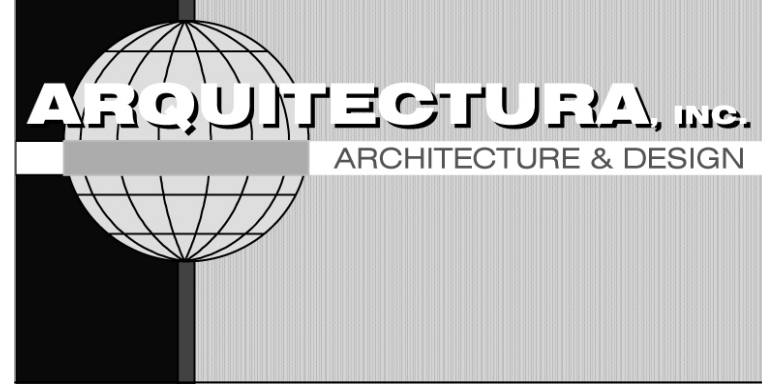
A.D.A.

(If required) All Consultants/ Contractors/ Vendors/ Manufacturers/ or persons must follow A.D.A. Standards according to the appropriate local municipality and state in which the project is taking place. Any discrepancies should be addressed and brought to the attention of the Architect before construction. ARQUITECTURA, INC. is not liable for additional labor and materials for errors in installations.

THE HILLVIEW

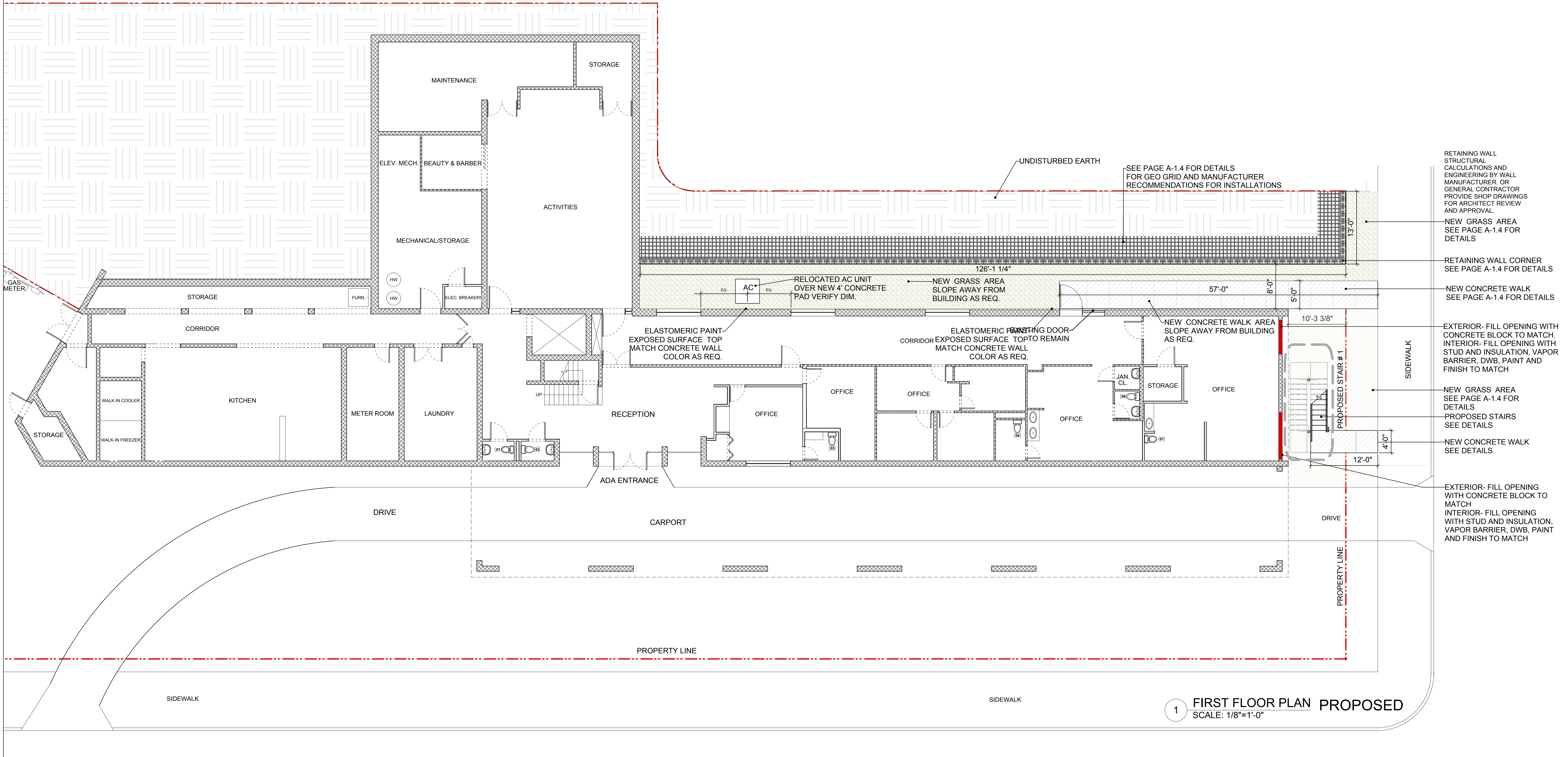
RETAINING WALL AND EXIT STAIR ADDITION

1200 E. Capitol Drive
Suite "F"
Milwaukee, WI
53211
(414) 906-9000
(414) 906-9074 FAX
WWW.ARQUITECTURA-INC.COM



CONTACT:	LOCATION	PROJECT NUMBER	PROJECT ARCHITECT:	DESIGN TEAM:	DRAWN BY:
TONY BAEZ 414-384-3700 EX. 238 414-688-7000 cell	1615 South 22nd Street Milwaukee, WI	181	HARRY VAN OUDENALLEN	NICK CASCARANO HARRY VAN OUDENALLEN	NC

REVISIONS:	MAY 20, 2010	PROJECT NAME: HILLVIEW
	SHEET #	
	A-1.1	



1 FIRST FLOOR PLAN PROPOSED
SCALE: 1/8"=1'-0"

OWNERSHIP OF DESIGN

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A.D.A.

(If required)
All Consultants/ Contractors/ Vendors/ Manufacturers/ or persons must follow A.D.A. Standards according to the appropriate local municipality and state in which the project is taking place. Any discrepancies should be addressed and brought to the attention of the Architect before construction. ARQUITECTURA, INC. is not liable for additional labor and materials for errors in installations.

THE HILLVIEW

RETAINING WALL AND EXIT STAIR ADDITION

1200 E. Capitol Drive
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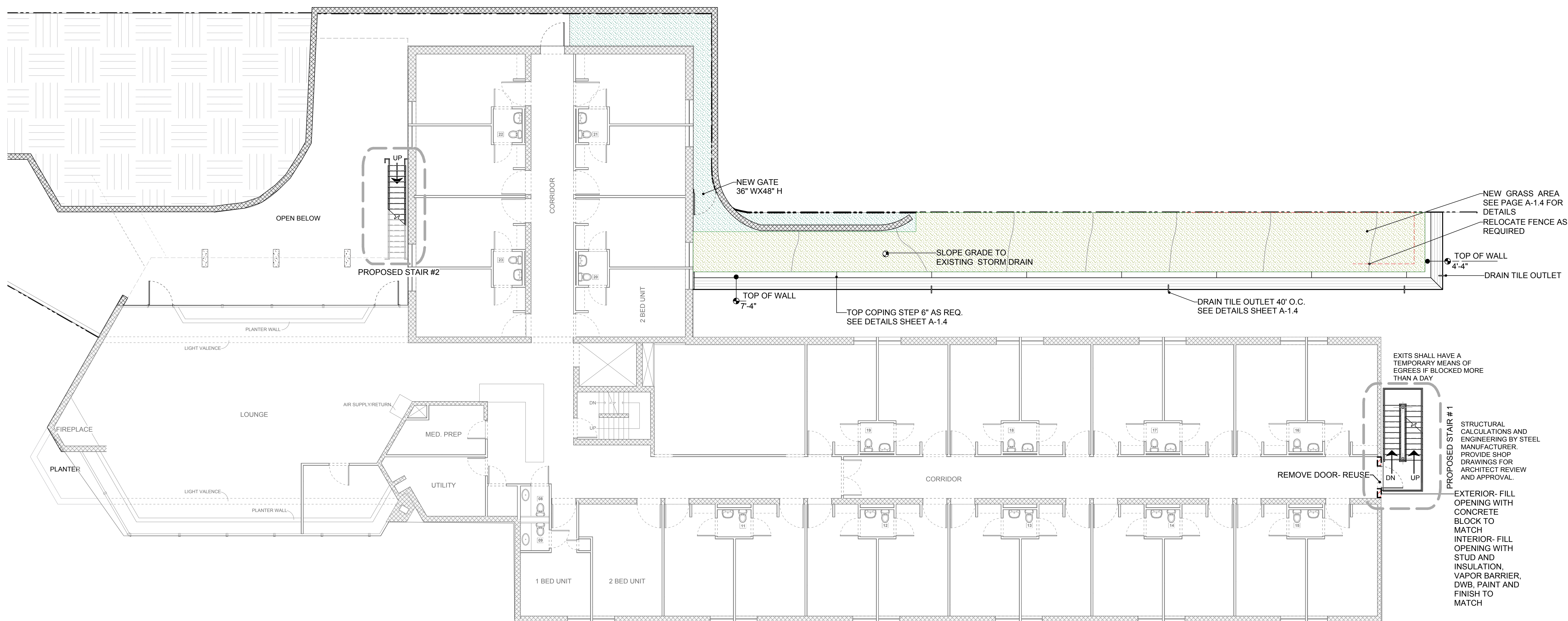
CONTACT:	LOCATION	PROJECT NUMBER	PROJECT ARCHITECT:	DESIGN TEAM:	DRAWN BY:	REVISIONS:
TONY BAEZ 414-384-3700 EX. 238 414-688-7000 cell	1615 South 22nd Street Milwaukee, WI	181	HARRY VAN OUDENALLEN	NICK CASCARANO HARRY VAN OUDENALLEN	NC	

MAY 20, 2010

SHEET #

A-1.2

PROJECT NAME:
HILLVIEW



1 SECOND FLOOR PLAN PROPOSED
SCALE: 1/8"=1'-0"

OWNERSHIP OF DESIGN

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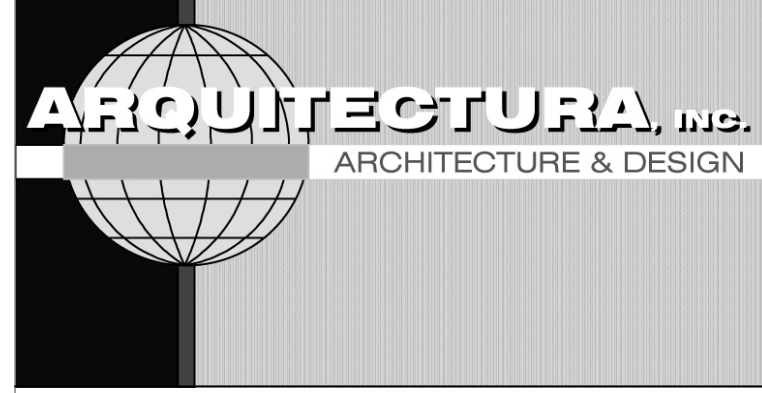
A.D.A.

(If required)
All Consultants/ Contractors/ Vendors/ Manufacturers/ or persons must follow A.D.A. Standards according to the appropriate local municipality and state in which the project is taking place. Any discrepancies should be addressed and brought to the attention of the Architect before construction. ARQUITECTURA, INC. is not liable for additional labor and materials for errors in installations.

THE HILLVIEW

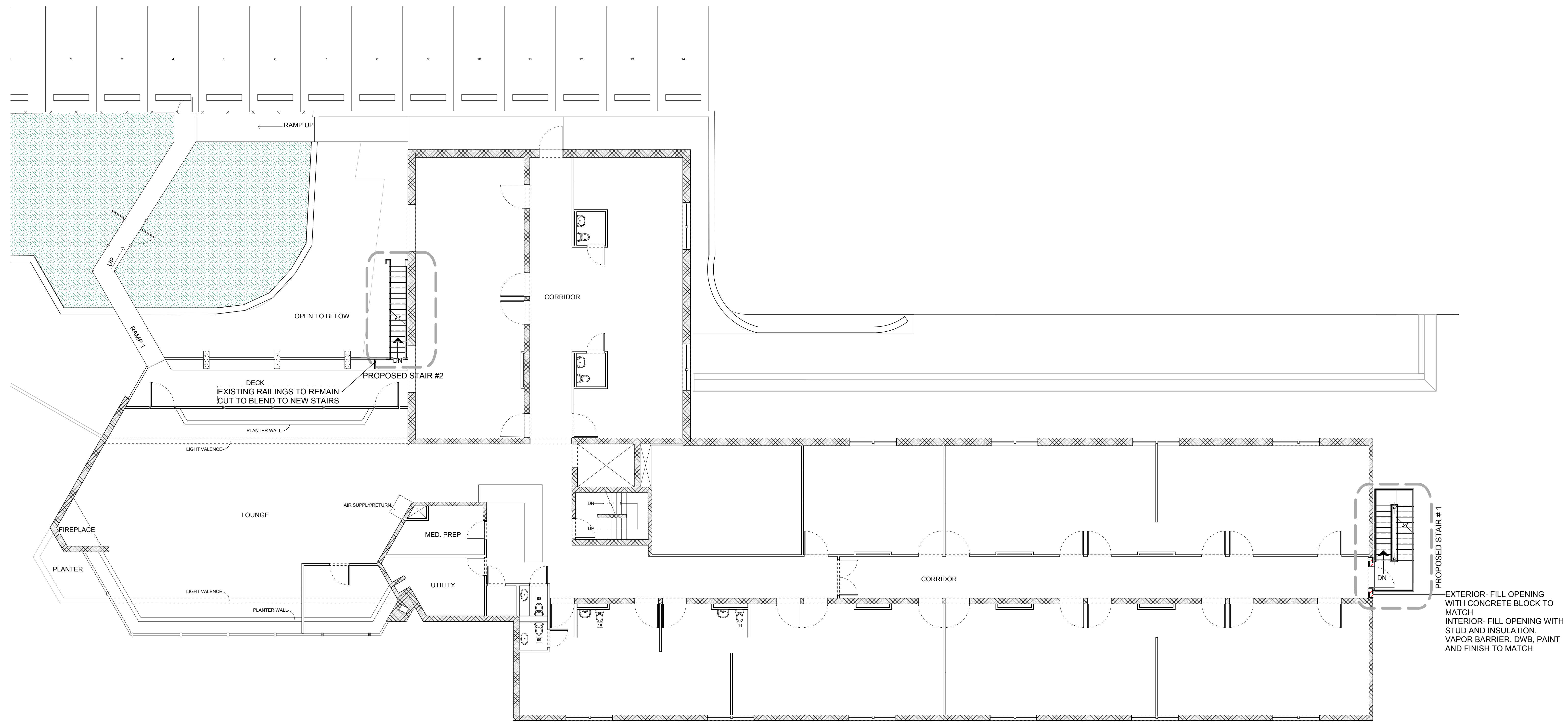
RETAINING WALL AND EXIT STAIR ADDITION

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CONTACT:	LOCATION	PROJECT NUMBER	PROJECT ARCHITECT:	DESIGN TEAM:	DRAWN BY:	REVISIONS:
TONY BAEZ 414-384-3700 EX. 238 414-688-7000 cell	1615 South 22nd Street Milwaukee, WI	181	HARRY VAN OUDENALLEN	NICK CASCARANO HARRY VAN OUDENALLEN	NC	

MAY 20, 2010	PROJECT NAME: HILLVIEW
SHEET #	
A-1.3	



EXTERIOR- FILL OPENING WITH CONCRETE BLOCK TO MATCH
INTERIOR- FILL OPENING WITH STUD AND INSULATION, VAPOR BARRIER, DWB, PAINT AND FINISH TO MATCH

1 THIRD FLOOR PLAN PROPOSED
SCALE: 1/8"=1'-0"

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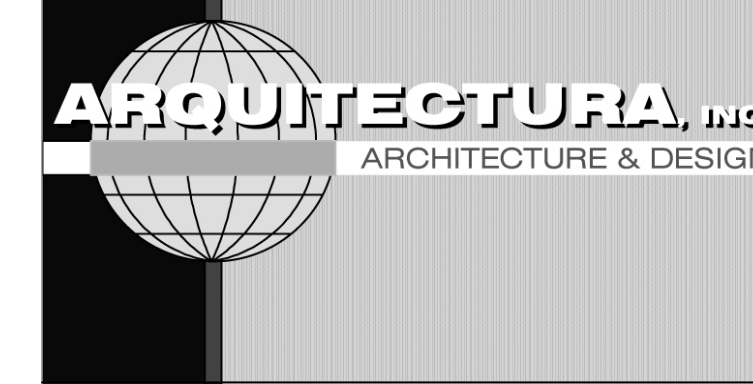
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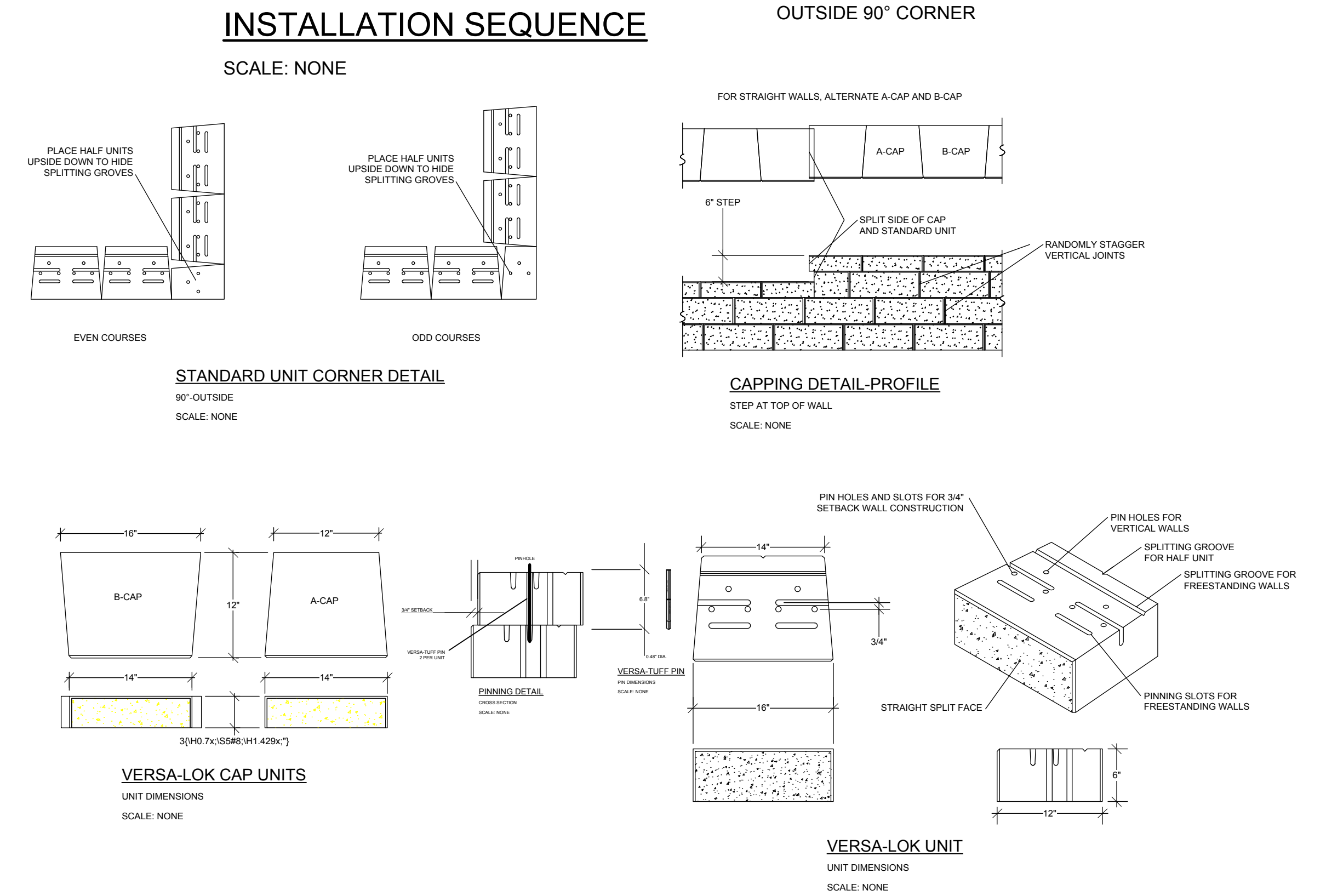
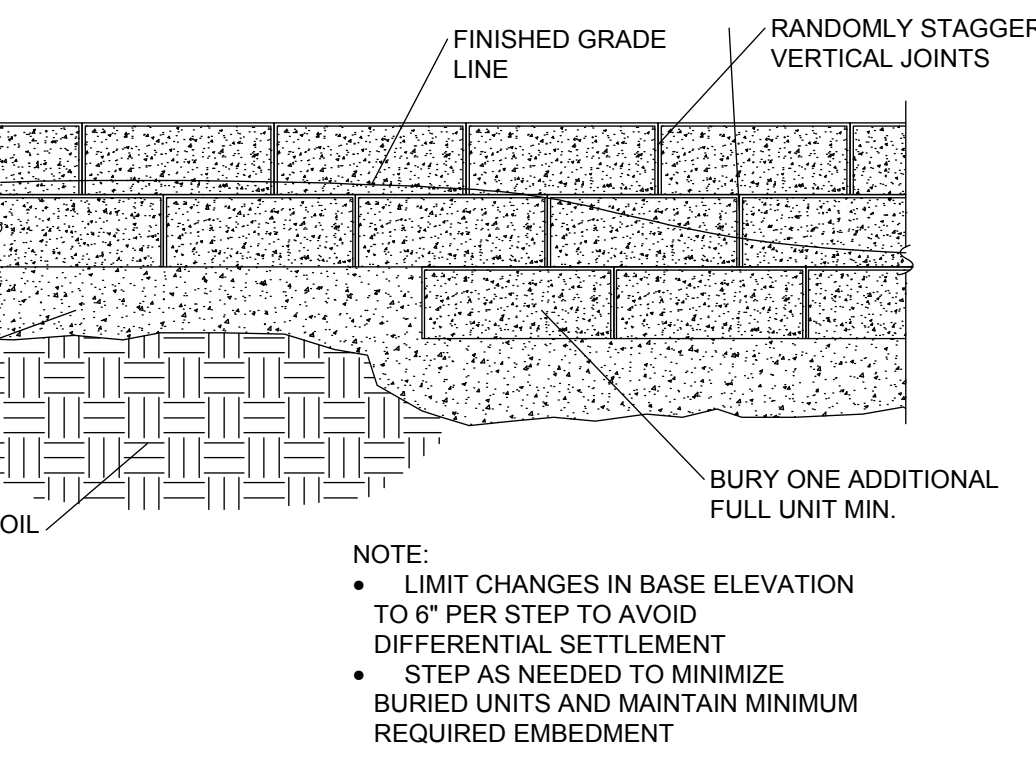
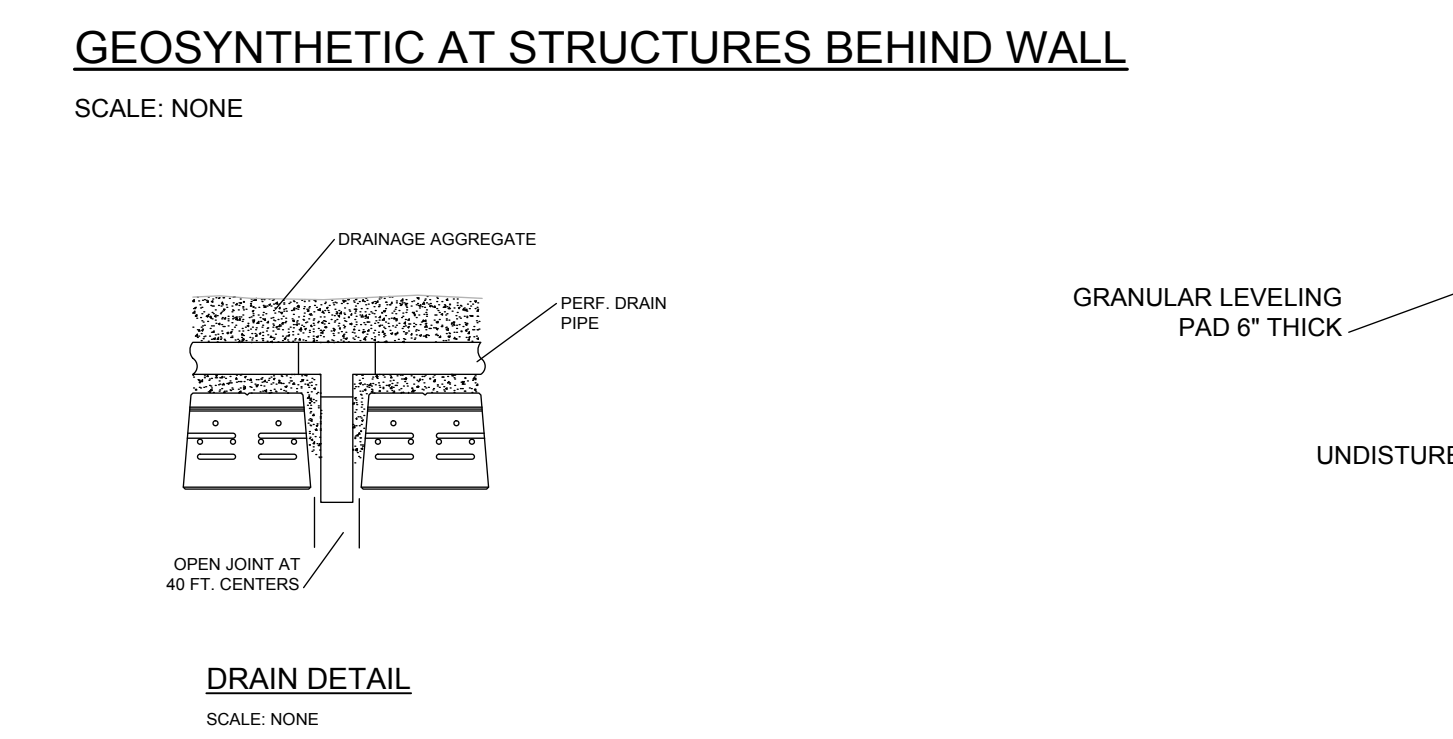
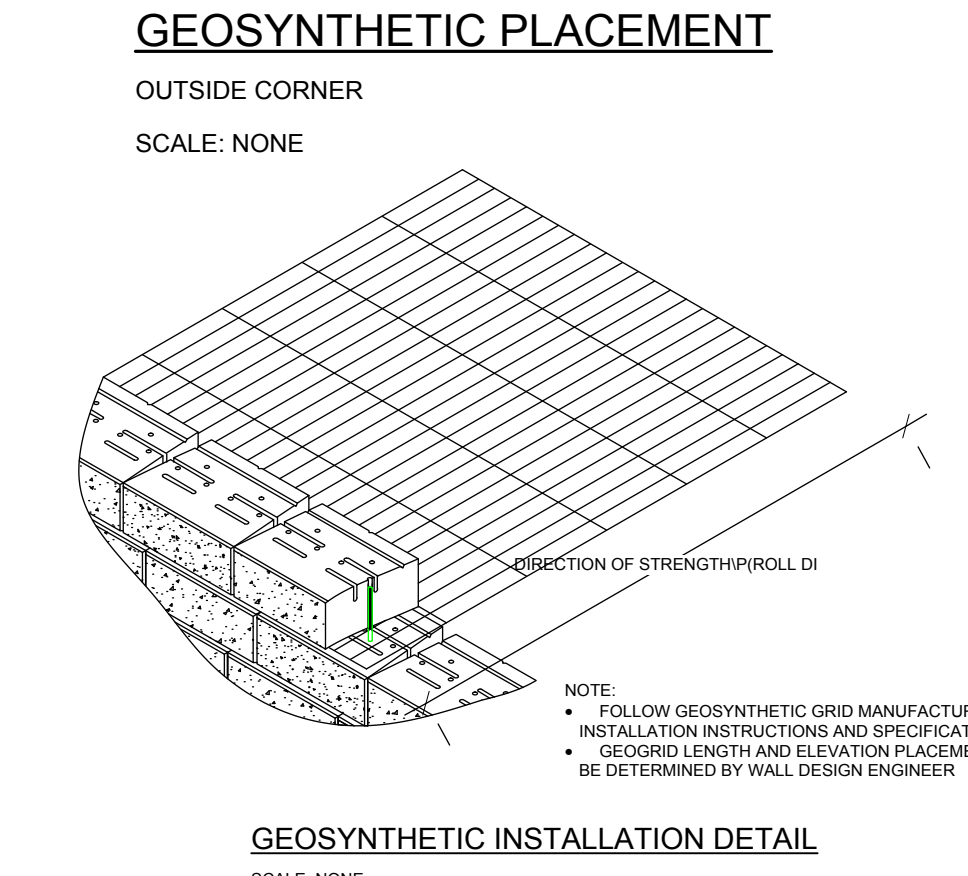
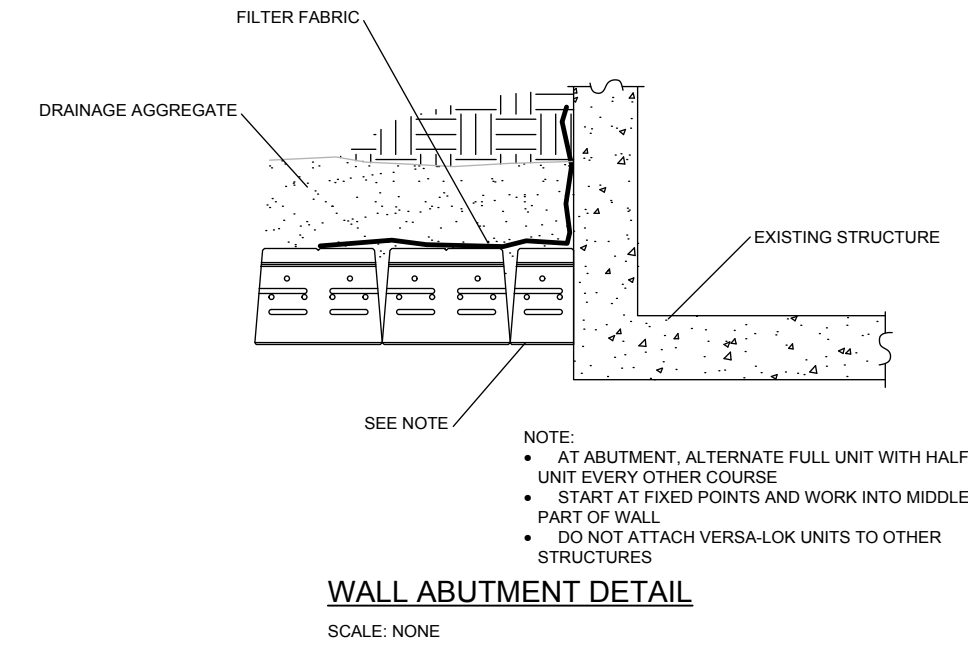
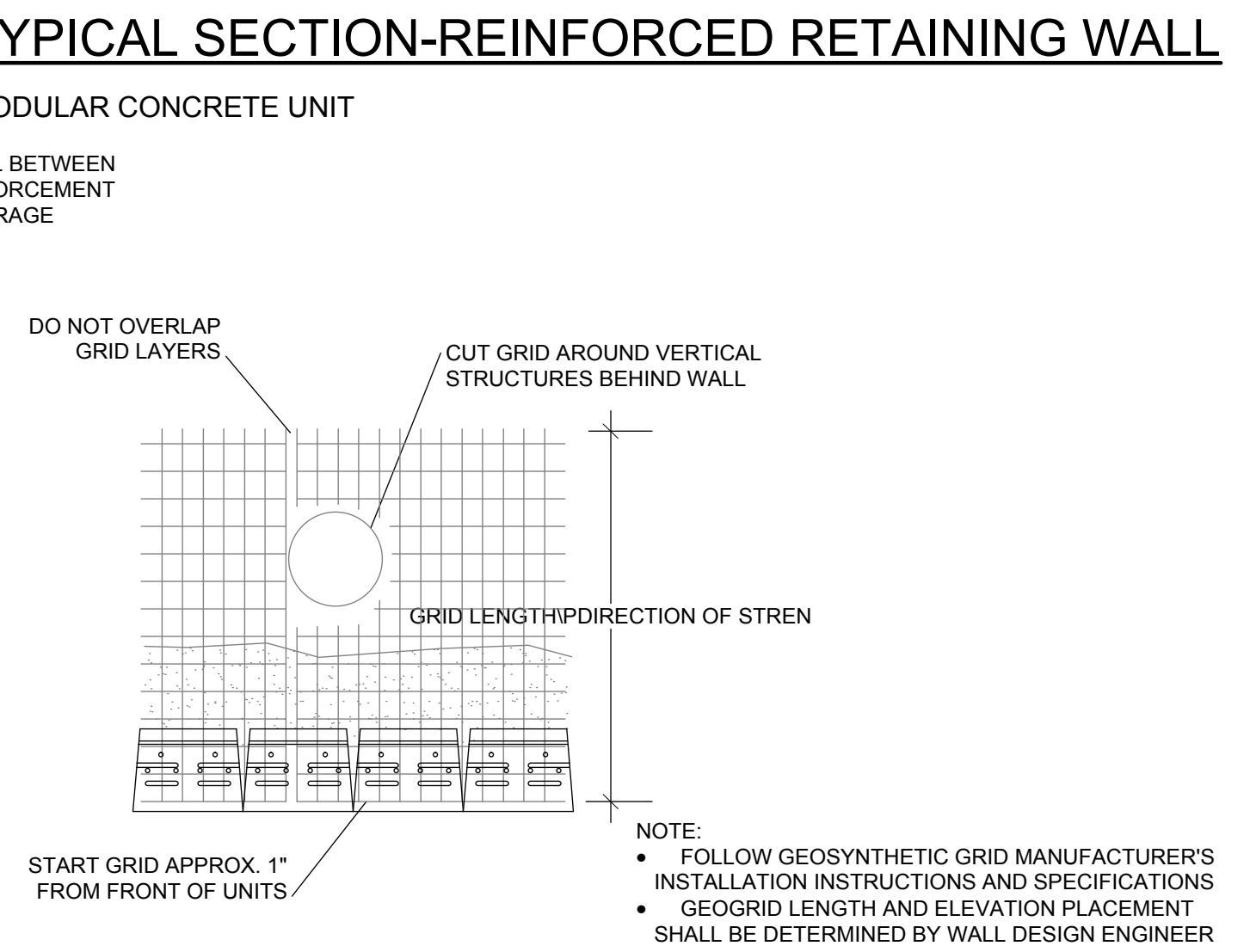
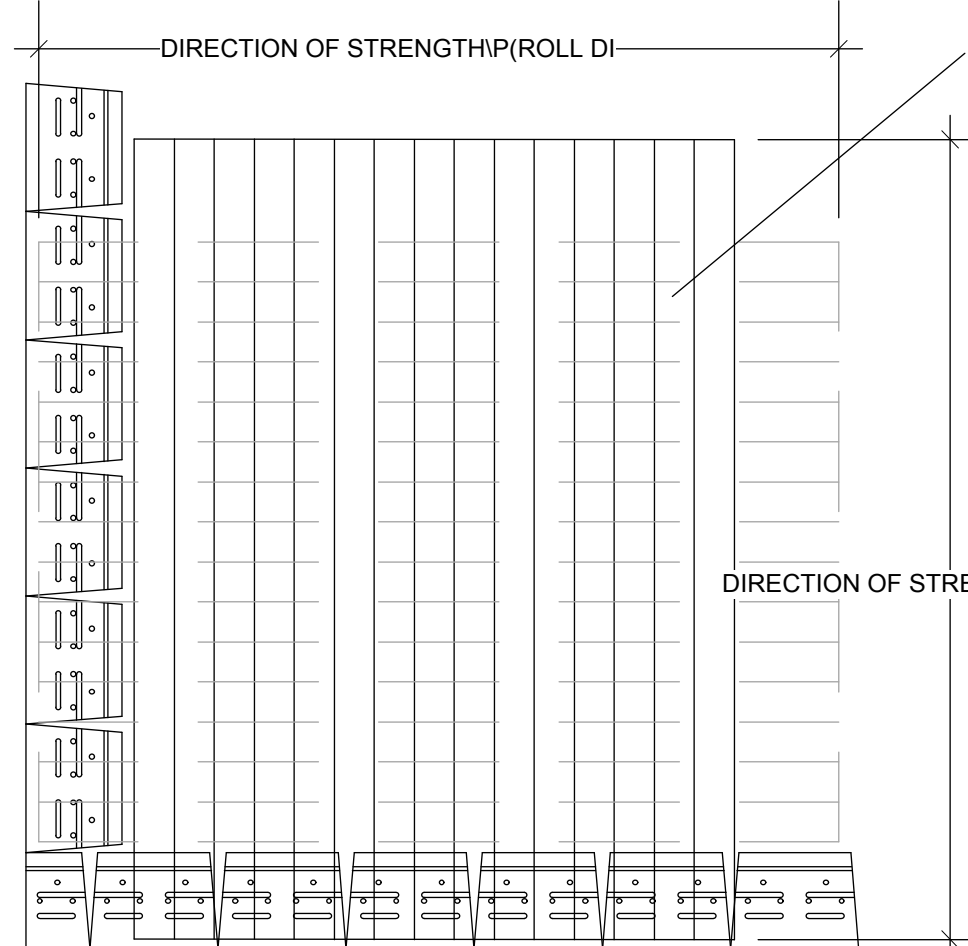
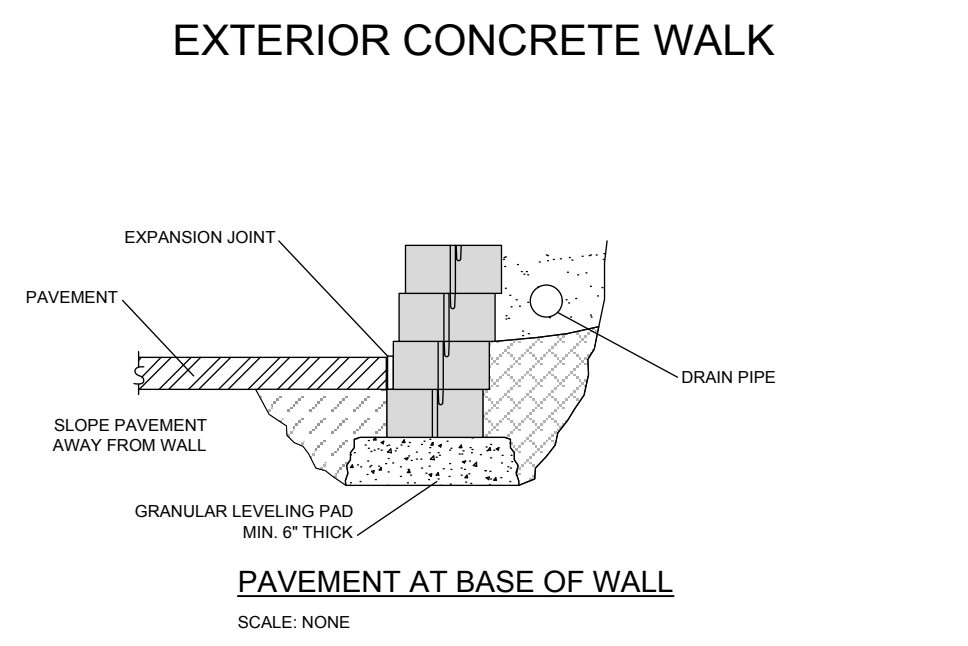
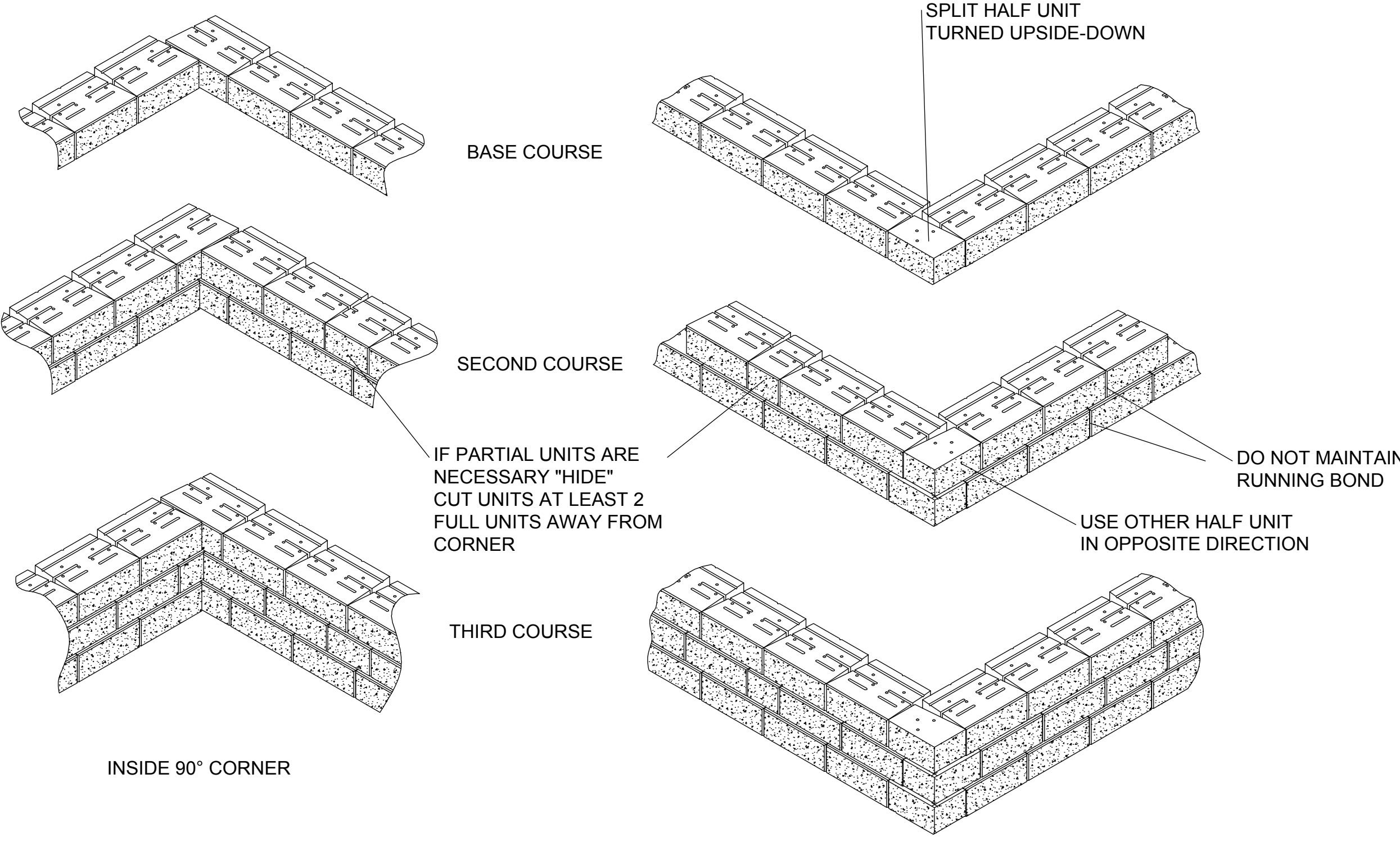
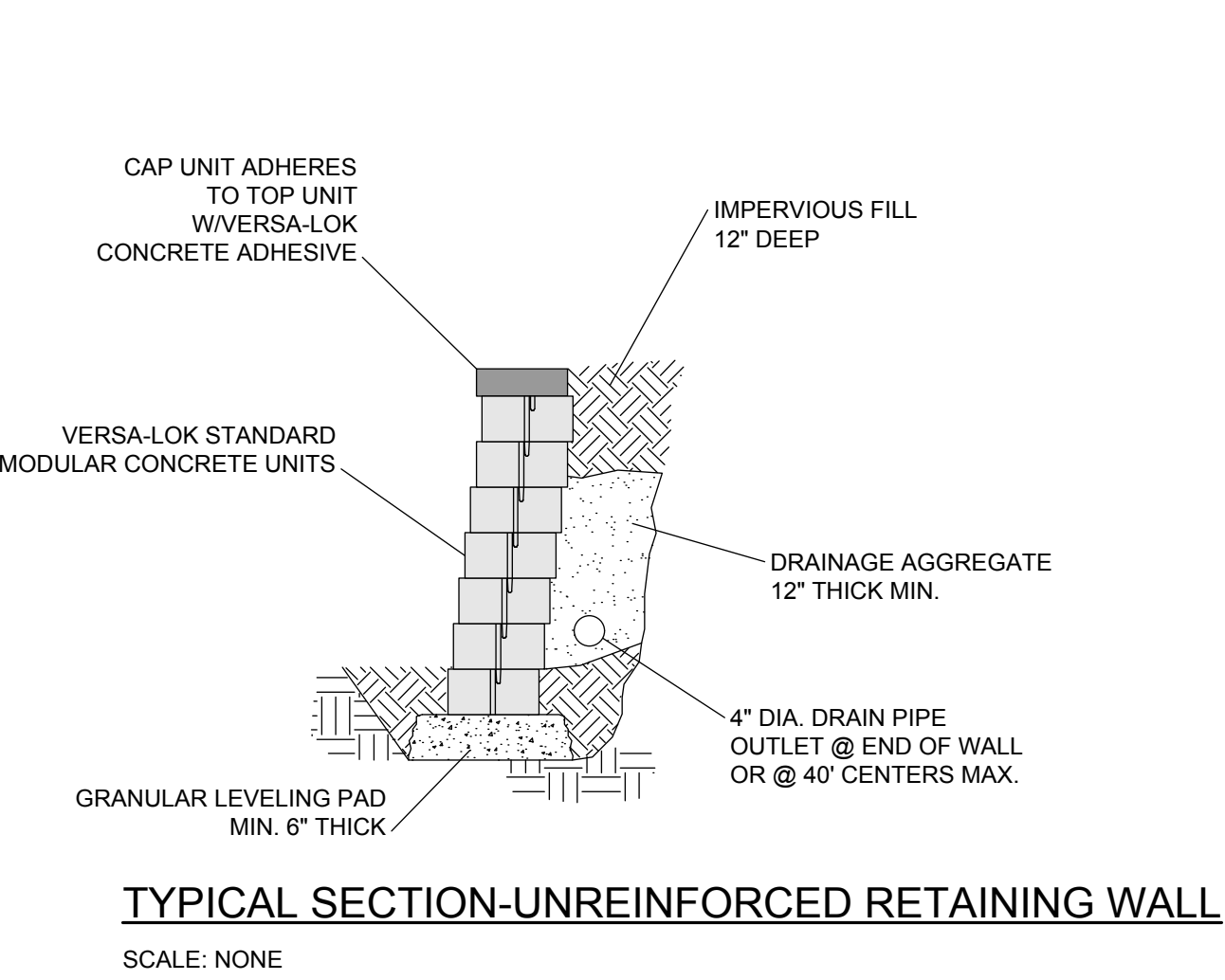
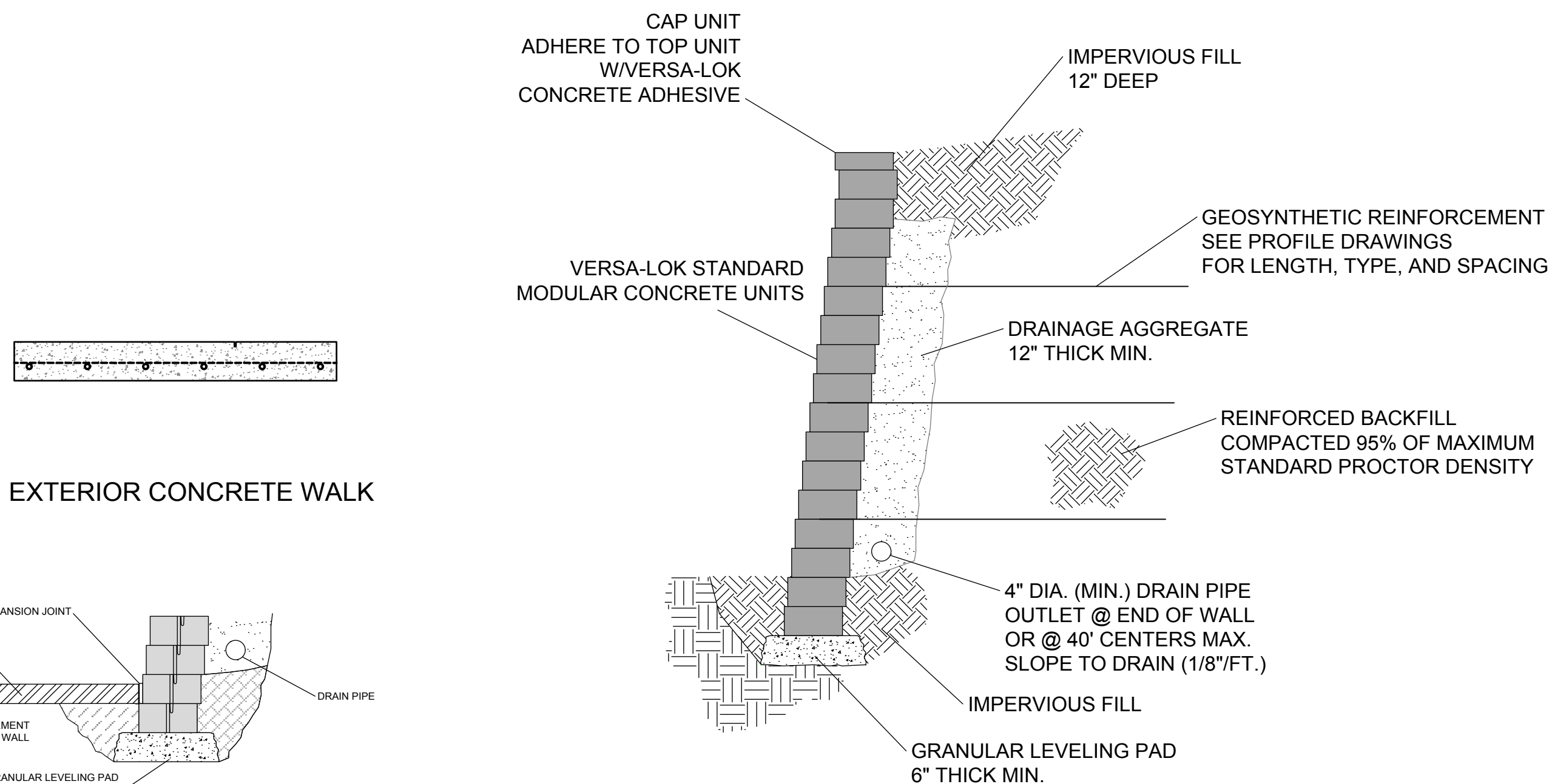
RETAINING WALL AND EXIT STAIR ADDITION

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REVISIONS:	MAY 20, 2010	PROJECT NAME: HILLVIEW
	SHEET #	
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THE HILLVIEW RETAINING WALL AND EXIT STAIR ADDITION

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							A-1.7
PROJECT NAME: HILLVIEW							

SPECIFICATION FOR SEGMENTAL RETAINING WALL SYSTEMS

PART 1: GENERAL

1.01 Description

A. Work shall consist of furnishing materials, labor, equipment and supervision to install a plantable segmental retaining wall system in accordance with plans and specifications and in reasonably close conformity with the lines, grades, design and dimensions shown on plans or established by Owner or Owner's engineer.

1.02 Reference Standards

A. Segmental Retaining Wall Units

1. **ASTM C 140** - Sampling and Testing Concrete Masonry Units
2. **ASTM C 1372** Standard Specification for Dry-Cast Segmental Retaining Wall Units

B. Geosynthetic Reinforcement

1. **ASTM D 4595** Standard Test Method for Tensile Properties of Geotextiles by the Wide-Width Strip Method
2. **ASTM D 5262** Standard Test Method for Evaluating the Unconfined Creep and Creep Rupture Behavior of Geosynthetics
3. **ASTM D 5321** Standard Test Method For Determining the Coefficient of Soil and Geosynthetic or Geosynthetic by Direct Shear Method
4. **ASTM D 8818** - Standard Practice for Exposure and Retrieval of Samples to Evaluate Installation Damage of Geosynthetics
5. **ASTM D 6706** Standard Test Method for Measuring Geosynthetic Pullout Resistance in Soil

C. Soils

1. **ASTM D 698** Standard Test Method for Laboratory Compaction Characteristics of Soil Using Standard Effort
2. **ASTM D 2487** Standard Practice for Classification of Soils for Engineering Purposes
 3. **ASTM D 422** Standard Test Method for Particle-Size Analysis of Soils
4. **ASTM D 4318** Standard Test Method for Liquid Limit, Plastic Limit and Plasticity Index of Soils

D. Drainage Pipe

1. **ASTM F 758** Standard Specification for Smooth-Wall Polyvinyl Chloride (PVC) Plastic Underdrain Systems for Highway, Airport or Similar Drainage
2. **ASTM F 405** Standard Specification for Corrugated Polyethylene (PE) Pipe and Fittings

E. Engineering Design

1. "NCMA Design Manual for Segmental Retaining Walls," Third Edition

F. Where specifications and reference documents conflict, the Wall Design Engineer shall make the final determination of applicable document.

1.03 Submittals

A. Materials Submittals: The Contractor shall submit manufacturers' certifications two weeks prior to start of work stating that the SRW units and geosynthetic reinforcement meet the requirements of Section 2 of this specification.

B. Design Submittal: The Contractor shall submit two sets of detailed design calculations and final retaining wall plans for approval at least two weeks prior to the beginning of wall construction. All calculations and drawings shall be prepared and sealed by a professional Civil Engineer (P.E.) (Wall Design Engineer) experienced in SRW design and licensed in the state where the wall is to be built.

1.04 Delivery, Storage and Handling

A. Contractor shall check materials upon delivery to ensure that the specified type and grade of materials have been received and proper color and texture of SRW units have been received.

B. Contractor shall store and handle materials in accordance with manufacturer's recommendations and in a manner to prevent deterioration or damage due to moisture, temperature changes, contaminants, corrosion, breaking, chipping or other causes.

C. Contractor shall prevent excessive mud, wet concrete, epoxies and similar materials that may affix themselves from coming in contact with materials.

D. Contractor shall protect materials from damage; no damaged material shall be incorporated into the segmental wall.

E. Geosynthetic shall be protected from UV exposure and the protective covering on geosynthetic shall remain until immediately before installation and shall be stored at temperatures above +10 degrees F.

PART 2: MATERIALS

2.01 Segmental Retaining Wall Units

A. SRW units shall be machine formed, Portland cement concrete blocks specifically designed for retaining wall applications. SRW units currently approved for this project are: VERSA-LOK Standard Retaining Wall Units as manufactured by _____.

B. Color of SRW units shall be _____.

C. Finish of SRW units shall be split-face.

D. SRW unit faces shall be of straight geometry.

E. SRW unit height shall be 6 inches.

F. SRW units shall provide a minimum weight of 120 psf wall face area.

G. SRW units shall be solid through the full depth of the unit.

H. SRW units shall have a depth (front face to rear) to height ratio of 2:1, minimum.

I. SRW units shall be capable of being erected with the horizontal gap between adjacent units not exceeding 1/8 inch.

J. SRW units shall be sound and free of cracks or other defects that would interfere with the proper placing of the unit or significantly impair the strength or permanence of the structure. Any cracks or chips observed during construction shall fall within the guidelines outlined in ASTM C 1372.

K. Concrete SRW units shall conform to the requirements of ASTM 1372 and have a minimum net average 28 days compressive strength of 3000 psi. Compressive strength test specimens shall conform to the saw-cut coupon provisions of ASTM C140.

L. SRW units' molded dimensions shall not differ more than ± 1/8 inch from that specified, as measured in accordance with ASTM C 140. This tolerance does not apply to architectural surfaces, such as split faces.

2.02 Segmental Retaining Wall Unit Connection Pins

A. SRW units shall be interlocked with VERSA-Tuff connection pins. The pins shall consist of glass-reinforced nylon made for the expressed use with the SRW units supplied.

2.03 Geosynthetic Reinforcement

A. Geosynthetic reinforcement shall consist of high-tenacity PET geogrids, HDPE geogrids, or geotextiles manufactured for soil reinforcement applications. The type, strength and placement of the geosynthetic reinforcement shall be determined by procedures outlined in this specification and the NCMA Design Manual for Segmental Retaining Walls (3rd Edition 2009) and materials shall be specified by Wall Design Engineer in their final wall plans and specifications. The manufacturers/suppliers of the geosynthetic reinforcement shall have demonstrated construction of similar size and types of segmental retaining walls on previous projects.

The geosynthetic type must be approved one week prior to bid opening. Geosynthetic types currently approved for this project are:

VERSA-Grid Geogrids

B. The type, strength and placement of the reinforcing geosynthetic shall be as determined by the Wall Design Engineer, as shown on the final, P.E.-stamped retaining wall plans.

2.04 Leveling Pad

A. Material for leveling pad shall consist of compacted sand, gravel, or combination thereof (USCS soil types GP, GW, SP, & SW) and shall be a minimum of 6 inches in depth. Lean concrete with a strength of 200-300 psi and 3 inches thick maximum may also be used as a leveling pad material. The leveling pad should extend laterally at least a distance of 6 inches from the toe and heel of the lowermost SRW unit.

2.05 Drainage Aggregate

A. Drainage aggregate shall be angular, clean stone or granular fill meeting the following gradation as determined in accordance with ASTM D422

Sieve Size	Percent Passing
------------	-----------------

1 inch	100
3/4 inch	75-100
No. 4	0-60
No. 40	0-50
No. 200	0-5

2.06 Drainage Pipe

A. The drainage collection pipe shall be a perforated or slotted PVC, or corrugated HDPE pipe. The drainage pipe may be wrapped with a geotextile to function as a filter.

B. Drainage pipe shall be manufactured in accordance with ASTM F 405 or ASTM F 758.

2.07 Reinforced Backfill Soil

A. The reinforced soil material shall be free of debris. Unless otherwise noted on the final, P.E.-sealed, retaining wall plans prepared by the Wall Design Engineer, the reinforced material shall consist of the inorganic USCS soil types GP, GW, SW, SP, SM, meeting the following gradation, as determined in accordance with ASTM D422:

Sieve Size	Percent Passing
------------	-----------------

4 inch	100
No. 4	20-100
No. 40	0-60
No. 200	0-35

B. The maximum particle size of poorly-graded gravels (GP) (no fines) should not exceed 3/4 inch unless expressly approved by the Wall Design Engineer and the long-term design strength (LIDS) of the geosynthetic is reduced to account for additional installation damage from particles larger than this maximum.

C. The plasticity of the fine fraction shall be less than 20.

D. The pH of the backfill material shall be between 3 and 9 when tested in accordance with ASTM G 51.

2.10 Geotextile Filter

A. Drainage geotextile shall consist of geosynthetic specifically manufactured for use as a preamble soil filter that retains soil while still allowing water to pass throughout the life of the structure. The type and placement of the geotextile filter material shall be as required by the Wall Design Engineer in their final wall plans and specifications.

PART 3: DESIGN PARAMETERS

3.01 Soil

A. The following soil parameters, as determined by the Owner's Geotechnical Engineer shall be used for the preparation of the final design:

	Unit Weight (γ) (pcf)	Internal Friction Angle (φ) (degrees)	Cohesion (c)
Reinforced Fill	_____	_____	0
Retained Soil	_____	_____	0
Foundation Soil	_____	_____	_____

(If internal friction angles are not available for the above section, the specifier can provide the USCS soil type classification for the reinforced, retained, and foundation soils and/or attach the geotechnical investigation report for this project.)

B. Should the actual soil conditions observed during construction differ from those assumed for the design, design shall be reviewed by the Wall Design Engineer at the Owner's Geotechnical Engineer's direction.

3.02 Design

A. The design analysis for the final, P.E.-stamped retaining wall plans prepared by the Wall Design Engineer shall consider the external stability against sliding and overturning, internal stability and facial stability of the reinforced soil mass, and shall be in accordance with acceptable engineering practice and these specifications. The internal and external stability analysis shall be performed in accordance with the "NCMA Design Manual for Segmental Retaining Walls, 3rd Edition" using the recommended minimum factors of safety in this manual.

B. External stability analysis for bearing capacity, global stability, and total and differential settlement shall be the responsibility of the Owner and the Owner's Geotechnical Engineer. The Geotechnical Engineer shall perform bearing capacity, settlement estimates, and global stability analysis based on the final wall design provided by the Wall Design Engineer and coordinate any required changes with the Wall Design Engineer.

C. While vertical spacing between geogrid layers may vary, it shall not exceed 2.0 feet maximum in the wall design.

D. The geosynthetic placement in the wall design shall have 100% continuous coverage parallel to the wall face. Gapping between horizontally adjacent layers of geosynthetic (partial coverage) will not be allowed.

PART 4: CONSTRUCTION

4.01 Inspection

A. The Owner or Owner's Engineer is responsible for verifying that the materials supplied by the Contractor meet all the requirements of the specification. This includes all submittals for materials and design, qualifications and proper installation of wall system.

B. Contractor's field construction supervisor shall have demonstrated experience and be qualified to direct all work at the site.

4.02 Excavation

A. Contractor shall excavate to the lines and grades shown on the project grading plans. Contractor shall take precautions to minimize over-excavation. Over-excavation shall be filled with compacted infill material, or as directed by the Wall Design Engineer, at the Contractor's expense.

B. Contractor shall verify location of existing structures and utilities prior to excavation. Contractor shall ensure all surrounding structures are protected from the effects of wall excavation. Excavation support, if required, is the responsibility of the Contractor.

4.03 Foundation Preparation

A. Following the excavation, the foundation soil shall be examined by the Owner's Engineer to assure actual foundation soil strength meets or exceeds the assumed design bearing strength. Soils not meeting the required strength shall be removed and replaced with infill soils, as directed by the Owner's Geotechnical Engineer.

B. Foundation soil shall be proof-rolled and compacted to 95% standard Proctor density and inspected by the Owner's Geotechnical Engineer prior to placement of leveling pad materials.

4.04 Leveling Pad Construction

A. Leveling pad shall be placed as shown on the final, P.E.-sealed retaining wall plans with a minimum thickness of 6 inches. The leveling pad should extend laterally at least a distance of 6 inches from the toe and heel of the lowermost SRW unit.

B. Granular leveling pad material shall be compacted to provide a firm, level bearing surface on which to place the first course of units. Well-graded sand can be used to smooth the top 1/4 inch to 1/2 inch of the leveling pad. Compaction will be with mechanical plate compactors to achieve 95% of maximum standard Proctor density (ASTM D 698).

4.05 SRW Unit Installation

A. All SRW units shall be installed at the proper elevation and orientation as shown on the final, P.E.-sealed wall plans and details or as directed by the Wall Design Engineer. The SRW units shall be installed in general accordance with the manufacturer's recommendations. The specifications and drawings shall govern in any conflict between the two requirements.

B. First course of SRW units shall be placed on the leveling pad. The units shall be leveled side-to-side, front-to-rear and with adjacent units, and aligned to ensure intimate contact with the leveling pad. The first course is the most important to ensure accurate and acceptable results. No gaps shall be left between the front of adjacent units. Alignment may be done by means of a string line or offset from base line to the back of the units.

C. All excess debris shall be cleaned from top of units and the next course of units installed on top of the units below.

D. Two VERSA-Tuff connection pins shall be inserted through the pin holes of each upper-course unit into receiving slots in lower-course units. Pins shall be fully seated in the pin slot below. Units shall be pushed forward to remove any looseness in the unit-to-unit connection.

E. Prior to placement of next course, the level and alignment of the units shall be checked and corrected where needed.

F. Layout of curves and corners shall be installed in accordance with the wall plan details or in general accordance with SRW manufacturer's installation guidelines. Walls meeting at corners shall be interlocked by overlapping successive courses.

G. Procedures C. through F. shall be repeated until reaching top of wall units, just below the height of the cap units. Geosynthetic reinforcement, drainage materials, and reinforced backfill shall be placed in sequence with unit installation as described in Section 4.06, 4.07 and 4.08.

4.06 Geosynthetic Reinforcement Placement

A. All geosynthetic reinforcement shall be installed at the proper elevation and orientation as shown on the final P.E.-sealed retaining wall plan profiles and details, or as directed by the Wall Design Engineer.

B. At the elevations shown on the final plans, (after the units, drainage material and backfill have been placed to this elevation) the geosynthetic reinforcement shall be laid horizontally on compacted infill and on top of the concrete SRW units, to within 1 inch of the front face of the unit below. Embedment of the geosynthetic in the SRW units shall be consistent with SRW manufacturer's recommendations. Correct orientation of the geosynthetic reinforcement shall be verified by the Contractor to be in accordance with the geosynthetic manufacturer's recommendations. The highest-strength direction of the geosynthetic must be perpendicular to the wall face.

C. Geosynthetic reinforcement layers shall be one continuous piece for their entire embedment length. Splicing of the geosynthetic in the design-strength direction (perpendicular to the wall face) shall not be permitted. Along the length of the wall, horizontally adjacent sections of geosynthetic reinforcement shall be butted in a manner to assure 100% coverage parallel to the wall face.

D. Tracked construction equipment shall not be operated directly on the geosynthetic reinforcement. A minimum of 6 inches of backfill is required prior to operation of tracked vehicles over the geosynthetic. Turning should be kept to a minimum. Rubber-tired equipment may pass over the geosynthetic reinforcement at slow speeds (less than 5 mph).

E. The geosynthetic reinforcement shall be free of wrinkles prior to placement of soil fill. The nominal tension shall be applied to the reinforcement and secured in place with staples, stakes or by hand tensoning until reinforcement is covered by 6 inches of fill.

4.07 Drainage Aggregate and Drainage Material Placement

A. Drainage aggregate shall be installed to the line, grades and sections shown on the final P.E.-sealed retaining wall plans. Drainage aggregate shall be placed to the minimum thickness shown on the construction plans between and behind units (a minimum of 1 cubic foot for each exposed square foot of wall face unless otherwise noted on the final wall plans).

B. Drainage collection pipes shall be installed to maintain gravity flow of water outside the reinforced-soil zone. The drainage collection pipe shall be installed at the locations shown on the final construction drawings. The drainage collection pipe shall daylight into a storm sewer or along a slope, at an elevation below the lowest point of the pipe within the aggregate drain. Drainage laterals shall be spaced at a maximum 50-foot spacing along the wall face.

4.08 Backfill Placement

A. The reinforced backfill shall be placed as shown in the final wall plans in the maximum compacted lift thickness of 8 inches and shall be compacted to a minimum of 95% of standard Proctor density (ASTM D 698) at a moisture content within 2% of optimum. The backfill shall be placed and spread in such a manner as to eliminate wrinkles or movement of the geosynthetic reinforcement and the SRW units.

B. Only hand-operated compaction equipment shall be allowed within 3 feet of the back of the wall units. Compaction within the 3 feet behind the wall units shall be achieved by at least three passes of a lightweight mechanical tamper, plate, or roller.

C. At the end of each day's operation, the Contractor shall slope the last level of backfill away from the wall facing and reinforced backfill to direct water runoff away from the wall face.

D. At completion of wall construction, backfill shall be placed level with final top of wall elevation. If final grading, paving, landscaping and/or storm drainage installation adjacent to the wall is not placed immediately after wall completion, temporary grading and drainage shall be provided to ensure water runoff is not directed at the wall nor allowed to collect or pond behind the wall until final construction adjacent to the wall is completed.

4.09 SRW Caps

A. SRW caps shall be properly aligned and glued to underlying units with VERSA-LOK adhesive, a flexible, high-strength concrete adhesive. Rigid adhesive or mortar are not acceptable.

B. Caps shall overhang the top course of units by 3/4 inch to 1 inch. Slight variation in overhang is allowed to correct alignment at the top of the wall.

4.10 Construction Adjacent to Completed Wall

A. The Owner or Owner's Representative is responsible for ensuring that construction by others adjacent to the wall does not disturb the wall or place temporary construction loads on the wall that exceed design loads, including loads such as water pressure, temporary grades, or equipment loading. Heavy paving or grading equipment shall be kept a minimum of 3 feet behind the back of the wall face. Equipment with wheel loads in excess of 150 psf live load shall not be operated within 10 feet of the face of the retaining wall during construction adjacent to the wall. Care should be taken by the General Contractor to ensure water runoff is directed away from the wall structure until final grading and surface drainage collection systems are completed.

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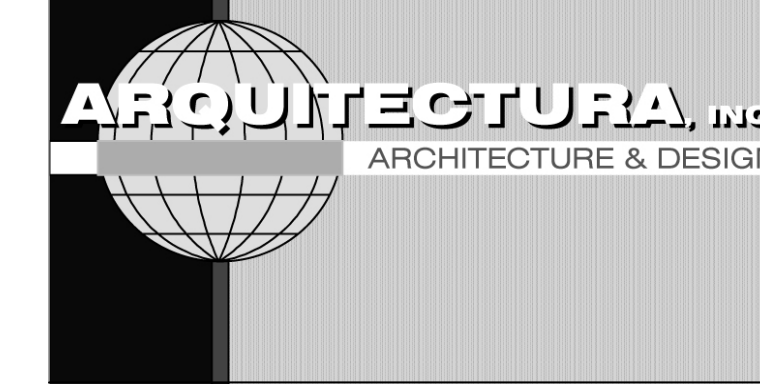
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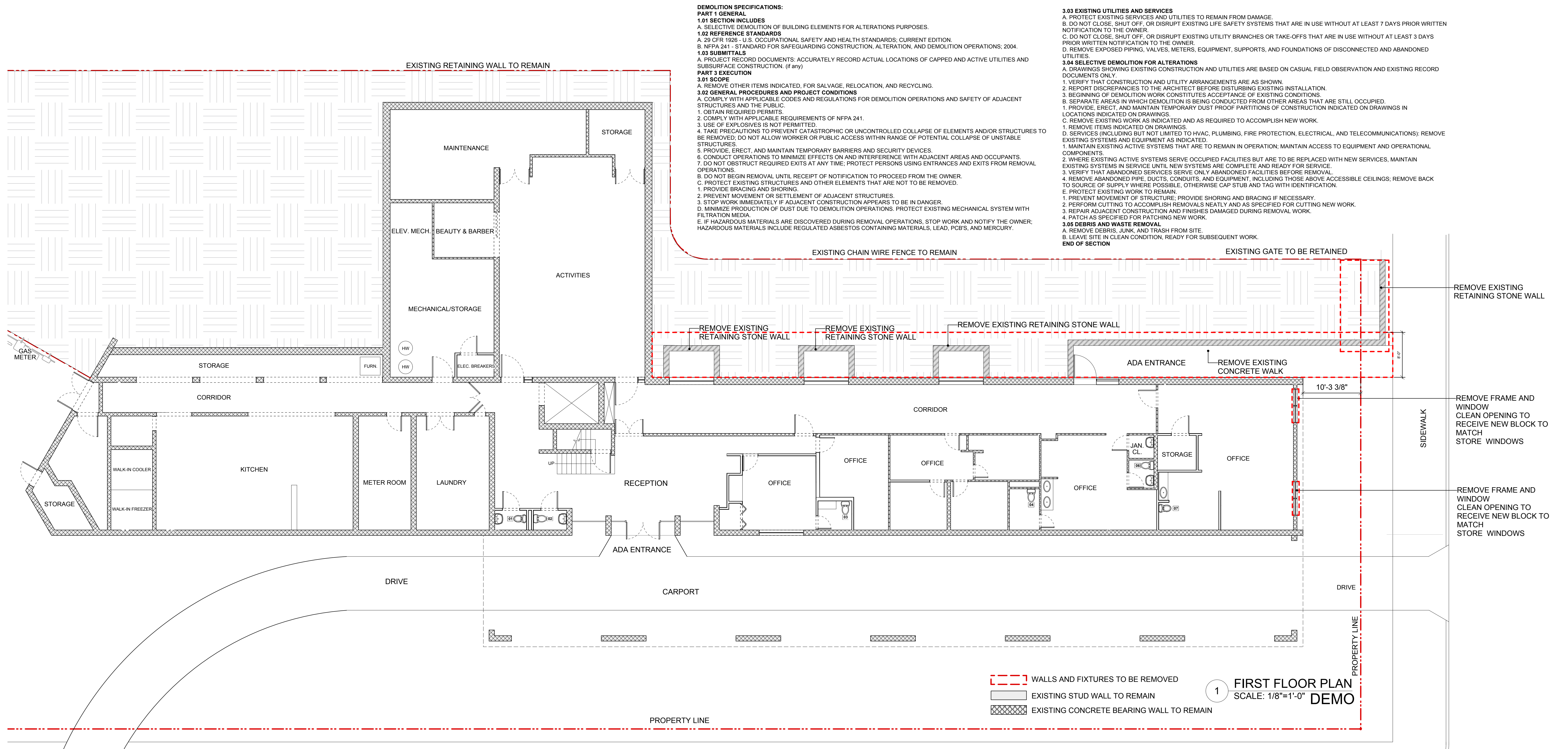
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DEMOLITION SPECIFICATIONS:
PART 1 GENERAL
1.01 SECTION INCLUDES
A. SELECTIVE DEMOLITION OF BUILDING ELEMENTS FOR ALTERATIONS PURPOSES.
1.02 REFERENCE STANDARDS
A. 29 CFR 1926 - U.S. OCCUPATIONAL SAFETY AND HEALTH STANDARDS, CURRENT EDITION.
B. NFPA 241 - STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS; 2004.
1.03 SUBMITTALS
A. PROJECT RECORD DOCUMENTS: ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES AND SUBSURFACE CONSTRUCTION. (if any)
PART 3 EXECUTION
3.01 SCOPE
A. REMOVE OTHER ITEMS INDICATED, FOR SALVAGE, RELOCATION, AND RECYCLING.
3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS
A. COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC.
1. OBTAIN REQUIRED PERMITS.
2. COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 241.
3. USE OF EXPLOSIVES IS NOT PERMITTED.
4. TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF ELEMENTS AND/OR STRUCTURES TO BE REMOVED; DO NOT ALLOW WORKER OR PUBLIC ACCESS WITHIN RANGE OF POTENTIAL COLLAPSE OF UNSTABLE STRUCTURES.
5. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
6. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT AREAS AND OCCUPANTS.
7. DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME; PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS.
B. DO NOT BEGIN REMOVAL UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM THE OWNER.
C. PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED.
1. PROVIDE BRACING AND SHORING.
2. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES.
3. STOP WORK IMMEDIATELY IF ADJACENT CONSTRUCTION APPEARS TO BE IN DANGER.
D. MINIMIZE PRODUCTION OF DUST DUE TO DEMOLITION OPERATIONS. PROTECT EXISTING MECHANICAL SYSTEM WITH FILTRATION MEDIA.
E. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING REMOVAL OPERATIONS, STOP WORK AND NOTIFY THE OWNER. HAZARDOUS MATERIALS INCLUDE REGULATED ASBESTOS CONTAINING MATERIALS, LEAD, PCB'S, AND MERCURY.

3.03 EXISTING UTILITIES AND SERVICES
A. PROTECT EXISTING SERVICES AND UTILITIES TO REMAIN FROM DAMAGE.
B. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO THE OWNER.
C. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY BRANCHES OR TAKE-OFFS THAT ARE IN USE WITHOUT AT LEAST 3 DAYS PRIOR WRITTEN NOTIFICATION TO THE OWNER.
D. REMOVE EXPOSED PIPING, VALVES, METERS, EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED UTILITIES.
3.04 SELECTIVE DEMOLITION FOR ALTERATIONS
A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
1. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.
2. REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
3. BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.
B. SEPARATE AREAS IN WHICH DEMOLITION IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
1. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUST PROOF PARTITIONS OF CONSTRUCTION INDICATED ON DRAWINGS IN LOCATIONS INDICATED ON DRAWINGS.
C. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.
1. REMOVE ITEMS INDICATED ON DRAWINGS.
D. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, AND TELECOMMUNICATIONS); REMOVE EXISTING SYSTEMS AND EQUIPMENT AS INDICATED.
1. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS.
2. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
3. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES BEFORE REMOVAL.
4. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE. OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION.
E. PROTECT EXISTING WORK TO REMAIN.
1. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
2. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
3. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
4. PATCH AS SPECIFIED FOR PATCHING NEW WORK.
3.05 DEBRIS AND WASTE REMOVAL
A. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
B. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
END OF SECTION

1 **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"
DEMO

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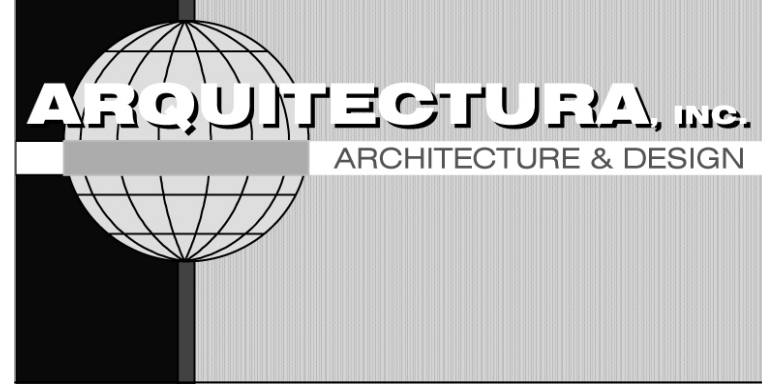
A.D.A.

(If required) All Consultants/ Contractors/ Vendors/ Manufacturers/ or persons must follow A.D.A. Standards according to the appropriate local municipality and state in which the project is taking place. Any discrepancies should be addressed and brought to the attention of the Architect before construction. ARQUITECTURA, INC. is not liable for additional labor and materials for errors in installations.

THE HILLVIEW

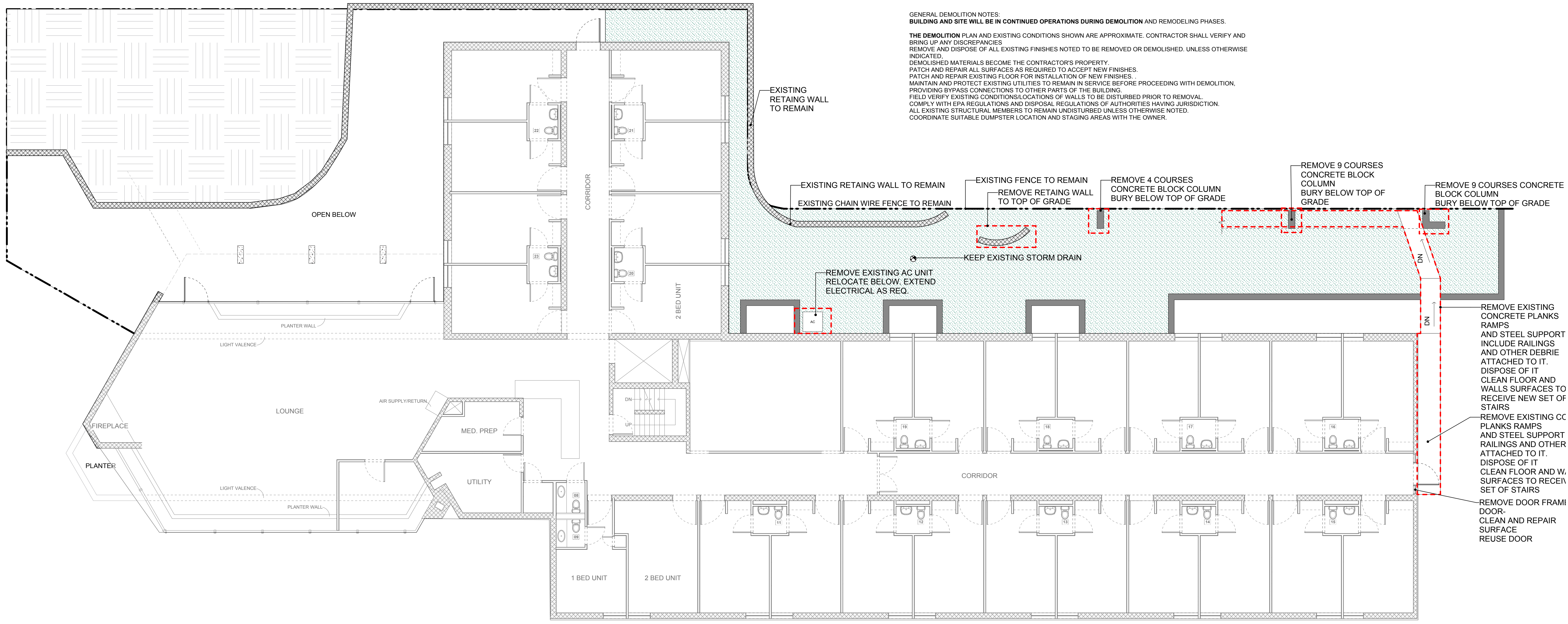
RETAINING WALL AND EXIT STAIR ADDITION

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CONTACT:	LOCATION	PROJECT NUMBER	PROJECT ARCHITECT:	DESIGN TEAM:	DRAWN BY:	REVISIONS:
TONY BAEZ 414-384-3700 EX. 238 414-688-7000 cell	1615 South 22nd Street Milwaukee, WI	181	HARRY VAN OUDENALLEN	NICK CASCARANO HARRY VAN OUDENALLEN	NC	

MAY 20, 2010	PROJECT NAME: HILLVIEW
SHEET #	
D-1.2	



1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
DEMO

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THE HILLVIEW

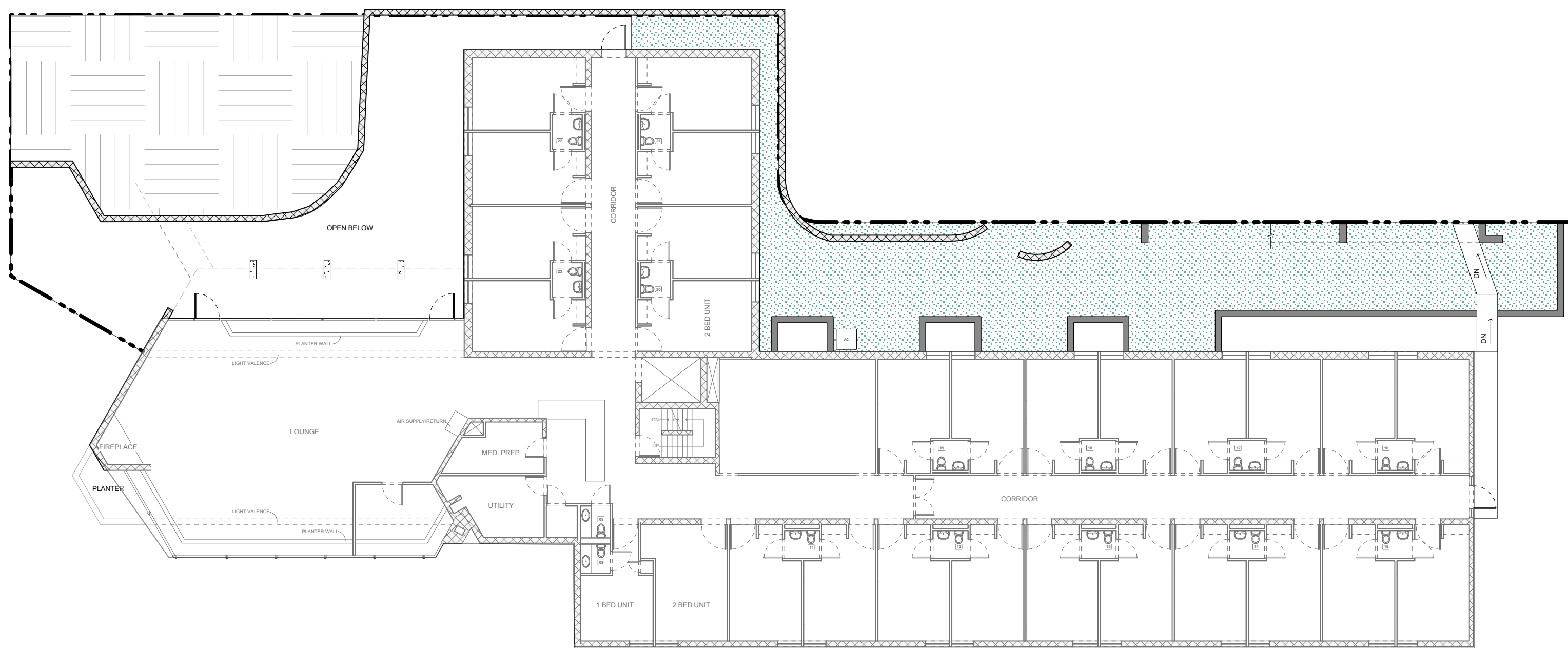
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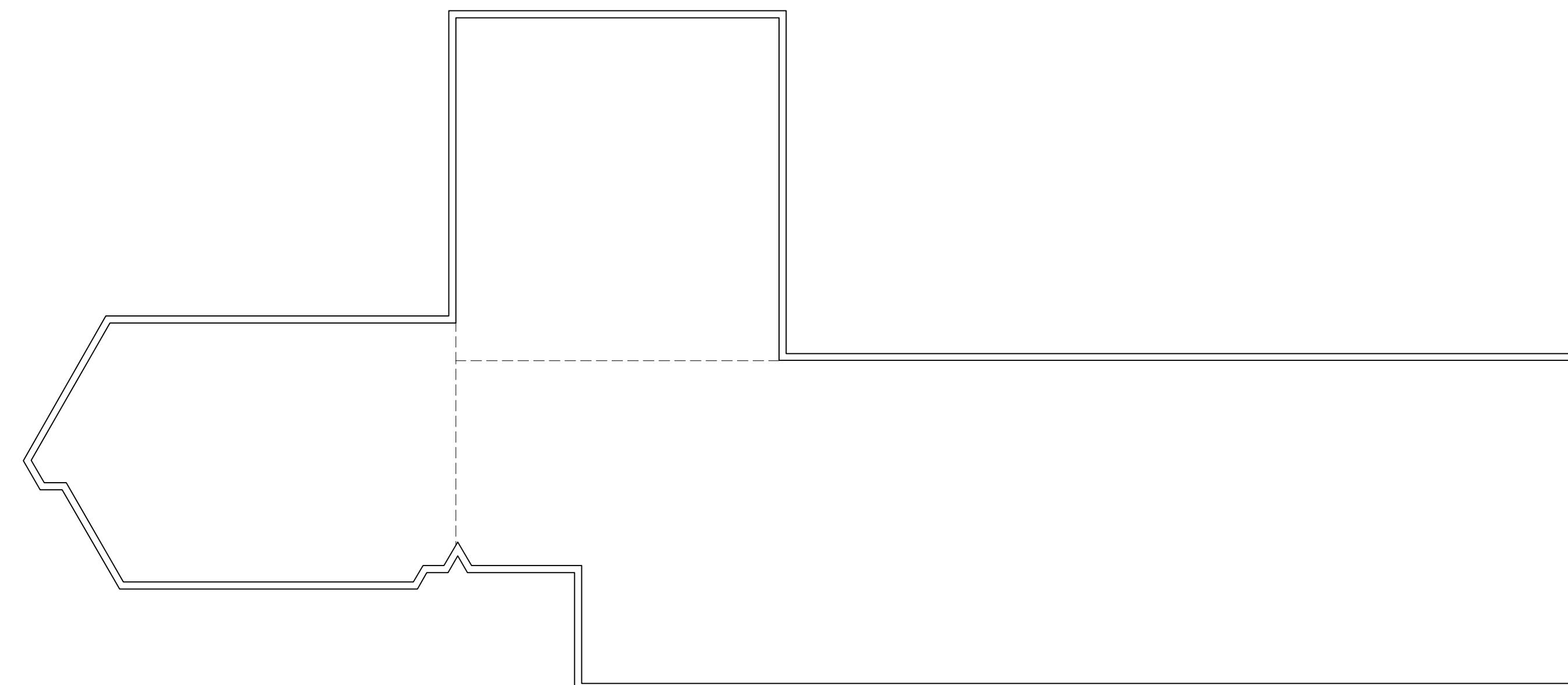


CONTACT:	LOCATION	PROJECT NUMBER	PROJECT ARCHITECT:	DESIGN TEAM:	DRAWN BY:	REVISIONS:	MAY 20, 2010	PROJECT NAME: HILLVIEW
TONY BAEZ 414-384-3700 EX. 238 414-688-7000 cell	1615 South 22nd Street Milwaukee, WI	181	HARRY VAN OUDENALLEN	NICK CASCARANO HARRY VAN OUDENALLEN	NC		SHEET #	
							EXIST.	

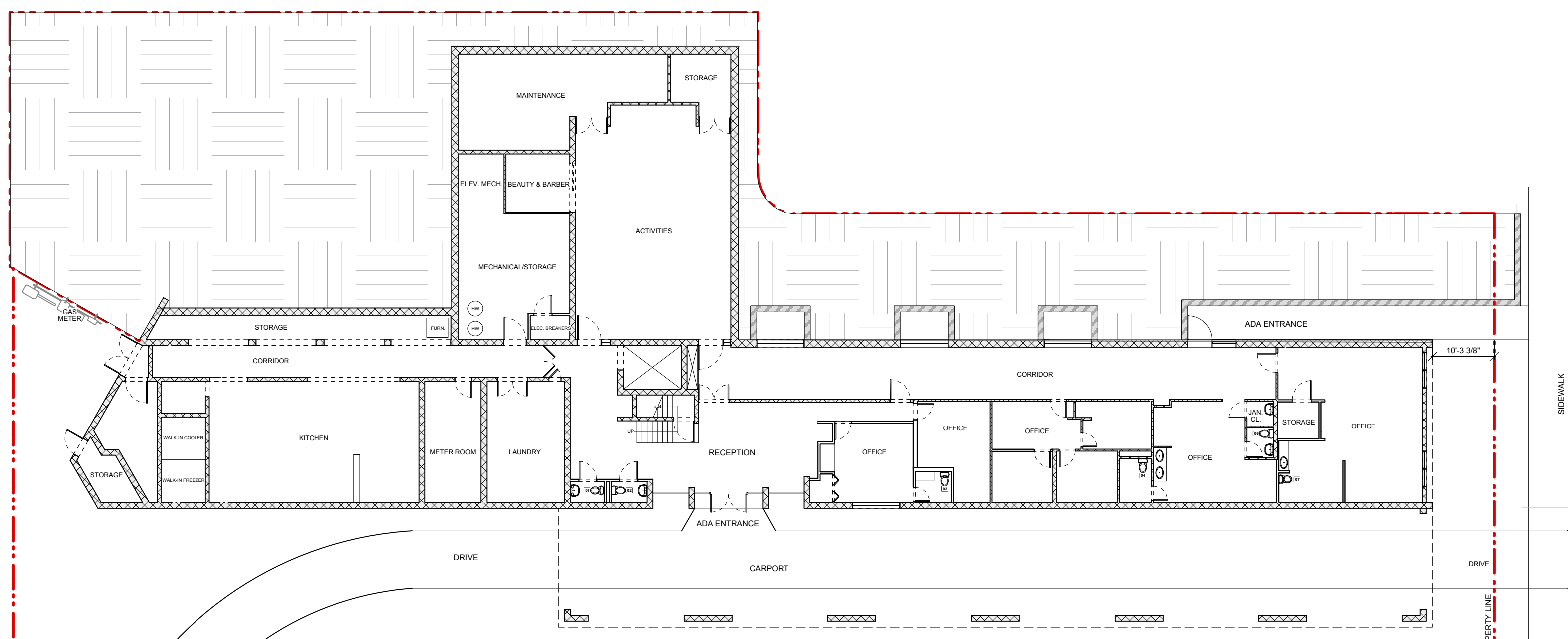
32,900 GROSS SQ. FT.
TYPE OF CONSTRUCTION IIA



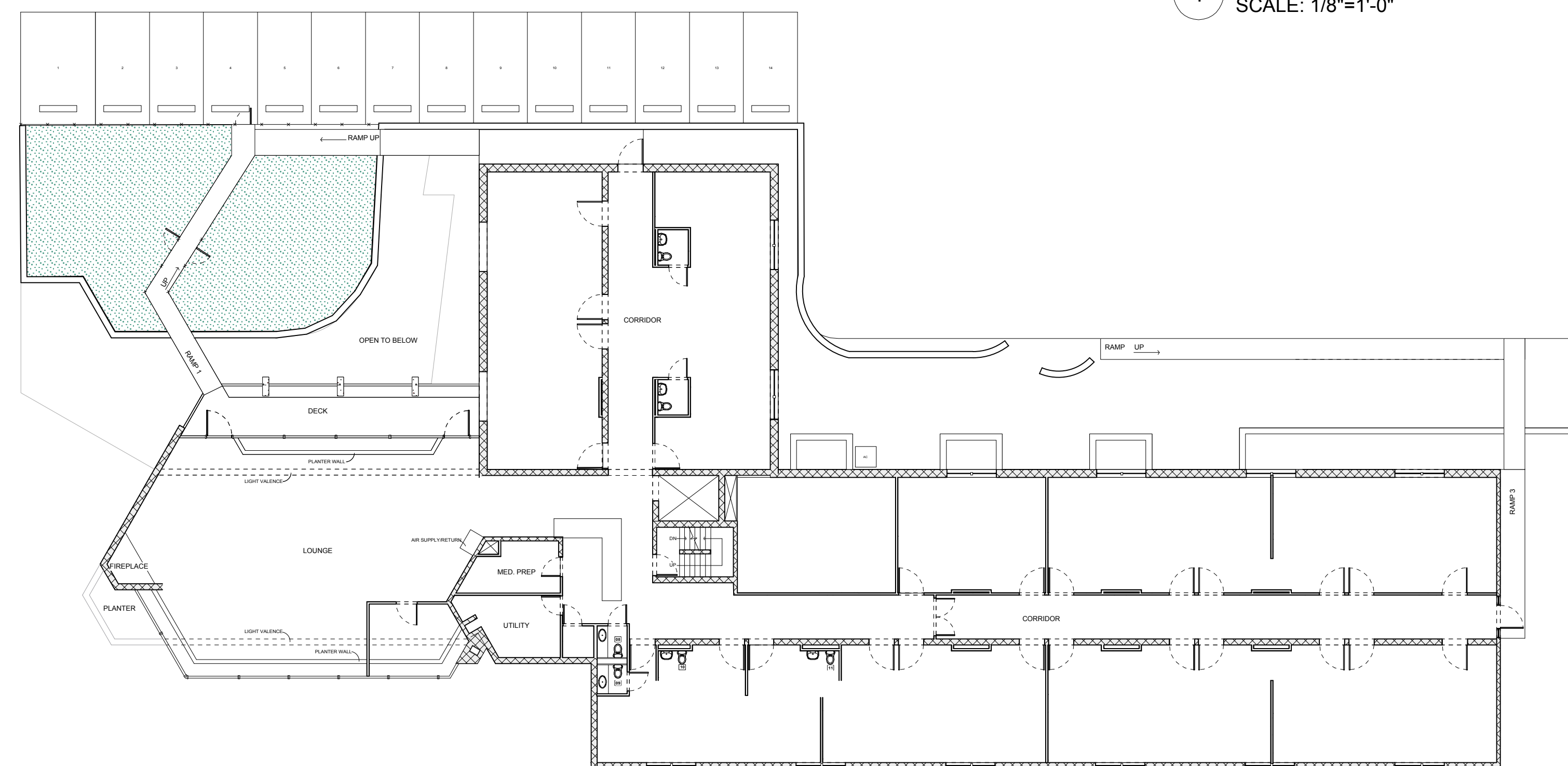
1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 ROOF FLOOR PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



1 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



www.spanishcenter-milw.org

Council for the Spanish Speaking, Inc.

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Fax: 414.384.7622

Luis "Tony" Báez, Ph.D.
President/CEO

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Julia Luna, Secretary
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Catholic Knights

Dean Henderson
Johnson Controls, Inc.

José Pérez
City of Milwaukee

Rose Juarez-Sura
HBC Services, Inc.

September 3, 2010

Alderman, Robert Donovan
City Hall, Room 205,
200 E. Wells St., Milwaukee, WI 53202

Dear Alderman Donovan,

RE: Emergency Situation at the Council for the Spanish Speaking, Inc. and its Hillview Building

We hope that you are doing well. We also wish to thank you for your ongoing support.

As you may recall, I sent you before a copy of a letter we wrote on July 7 of this year to Mr. Steve Mahan of CDGB. In it, we requested his assistance on a very serious issue that is severely affecting the future of one of the buildings of the Council for the Spanish Speaking, Inc., and the many community projects that are there located. You have personally been to the Hillview Building, located at 1615 S 22nd Street, and you may also recall that this facility was donated to the Council. Since 2008, we have worked very passionately and diligently with our staff and partners to transform the facility into a significant community housing and adult education center. Today, and annually, this location provides educational opportunities and social services to over 2000 individuals in the neighborhood, many of whom walk to the Hillview building. The facility, as you are aware, is located in the 8th district, which you represent. There are, however, many residents of the 12th district that also benefit from its services.

Sadly, this past year we ran into a problem that can seriously affect the safety of the facility and disrupt the progress of families in the community.

Behind the building, there is a hill and retaining wall which has gradually been sliding down onto the wall of the back of the first floor and its emergency exit and windows. Recently, and in previous years, during heavy rains, water and mud came through the rear doors of the facility and flooded the entire first floor. To prevent this from happening again, we had to block the doors, put out sand bags to stop the flooding, and build a temporary holding wall. This condition is threatening the safety of the facility, and we cannot continue to keep the emergency doors blocked.

To counter this serious safety issue, and to develop professional drawings on what needs to be done, we contracted with a local architectural firm, "Arquitectura." We also contacted the Milwaukee Housing Authority who sent professional staff to review the situation and plans. After reviewing the input of all parties, our architects finalized construction drawings and received city approval. I am including, as an attachment, construction drawings for your review.

Through this process, we have also carefully assessed how we can correct the problem as economically as possible, without compromising quality. Surely this is a crisis situation that we did not anticipate, and we did not budget for it. After much exploring and discussions with various parties, we feel we have brought the project down to a minimal cost of \$120,000 (the original estimation was closer to \$300,000) and approximately \$15,000 in architectural, project management, and permit fees. The Council has been incurring some of the initial fees and this could possibly become a threat to our financial stability.



On Wednesday, August 4, 2010, Mr. Steve Mahan, city officials, several of our staff, board members and our architects toured the Hillview building and the damage we suffered, which I described above. Those who visited concluded that we have a major emergency situation that needs to be corrected before this winter season arrives. Mr. Mahan was very understanding and supportive. He was particularly appreciative of the work we had done to ensure that the city's Neighborhood Services Department approved our plans to correct the Hillview building situation (the drawings I attach received approval from city professionals). Mr. Steve Mahan recommended that we make an emergency request from the Community and Economic Development Committee, but we need your direct support in this matter.

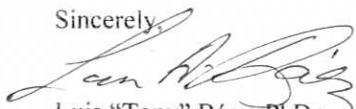
The Community and Economic Development Committee will meet again on September 14. We respectfully request, and would be very appreciate, if your office develops a formal resolution requesting the Committee's approval of \$135,000 for the Hillview renovation, as an emergency situation that needs to be immediately addressed before winter arrives. We have discussed this matter with our architects and the construction company that is willing to perform the work, and they are waiting on the Committee's decision. We have also discussed this matter with Alderman Jim Witkowiak, who will support your request in the Committee, in which he is a member. As I understand it, Mr. Steve Mahan's office will also support this request.

Again, we need your assistance in resolving our current safety crisis as soon as possible, and we are willing to assist your office in any way necessary. I appeal to you because I believe you understand well what the Hillview building and its programs mean to this community (please see the write-up on Hillview following this memo). We certainly wish to ensure that we continue to offer at his site programs in housing; transitional living arrangements for the mentally challenged; adult education and workforce development; education for the parents of disabled children; health and financial education; a legal clinic on civil and criminal law; professional development in bilingual education and cultural competency; extensive partnering with other non profits, banks, and businesses; and the beautification of the neighborhood.

I will follow up with you soon with a telephone call, and I would be happy to facilitate a visit and tour of the Hillview building.

Thank you in advance for your assistance.

Sincerely,



Luis "Tony" Báez, PhD
President/CEO

Cc: Steve Mahan, CDGB
Tony Pérez, Housing Authority
Daisy Cubias, Mayor's Office
David Espinoza, Chair of CSS Board
Julia Luna, CSS Facilities Committee
Harry Oudenallen

ATTACHMENT
Council for the Spanish Speaking, Inc.
Hillview Building and Programs

The description that follows is to help to further inform what our Hillview building means to the community we serve.

Over the past two decades there has been a growth of the Latino population in the Clarke and Muskego Neighborhoods to close to 67%. The Hillview building is properly in the Muskego Neighborhood and our general service area. Most of those we serve come from zip codes 53204, 53215. With this growth come many social, cultural and linguistic needs that many of us have been addressing with our programs and services. The Council for the Spanish Speaking, Inc has been one of the most prominent organizations in the area. By turning the Hillview building from a nursing home to a community center, we provide additional access to English language learners and other residents.

Annually, well over 2,000 persons are served by programs at our Hillview building. Persons in need of education and training for jobs are using its very large and modern classrooms, its wireless community room, and the two computer labs (approximately 50 computers) provided by our partner, MATC. The Council, the HIRE Center, Marquette University, and MATC all hold classes at Hillview. The building's large conference and meeting rooms have also been made accessible to many non profits in the community and to institutions that need to offer conferences or workshops. For instance, meetings and training sessions have been held there by the South Side Organizing Committee; the Milwaukee and Chicago offices of Immigration; Disabilities Wisconsin; Community Advocates; Alianza Latina; our Head Start' Professional Development component; and the Milwaukee Public Schools. Most recently, we held information and training sessions by the staff with the US Census 2010. Harris Bank has also provided financial literacy workshops to residents, and health and educational conferences have also attracted hundreds of participants. Now working at Hillview are approximately 32 full time staff. We also have several student/summer workers and some 20 law students and 8 lawyers that provide services that were not in that neighborhood before.

Specifically, on the first floor, we have our HUD subsidized senior housing management and service center. The Housing Management program provides services to 154 residents in another 6 buildings for the elderly and disabled. The program is staffed by three (3) full time staff and several student/summer workers. In addition, we have a partnership with Community Advocates that has offices for five (5) transitional housing staff. We also partner with Alianza Latina to provide home services to parents with disabled children. Well over 375 families are helped to better understand how to relate to and prepare their disabled children for school participation. Three (3) full time staff members have offices at the site; large parent training sessions are held at Hillview by the program; and some 11 board members of the program use a conference room for their regular meetings. On the first floor we also have an industrial kitchen that we have not fully developed, but we can surely use help in its complete renovation.

On the second floor, we have a successful partnership with Community Advocates for a Transitional Housing Program. The program has 28 bedrooms dedicated to the homeless and mildly mentally ill adults. Clients may spend as much as 3 months living on site, and are assisted with assessments, paperwork to access county and state services, and placement at permanent housing. That program has gone very well, and on a 24/7 basis they

help us with building security and beautification. The 16 Community Advocate staff loves the facility and would appreciate any help in correcting the problem to ensure complete access to the back of the building.

Hillview's 3rd floor was totally renovated. We created 8 large classrooms, 2 computer labs, offices, meeting rooms, and a large wireless community room. Approximately 10 teaching staff and several student workers provide on-site educational services. Typically, the place is full of life, packed with adult students seeking pre-employment training, bilingual GED, Civics, ESL other adult education. The program receives funding from the Adult Education and Family Literacy Act, the Wisconsin Technical College, MATC, UMOs, and we have worked very closely and contracted for services with the Milwaukee Workforce Development Board, the HIRE Center, and The Trade Adjustment Act (TAA).

On the 3rd floor, we also offer the Legal Clinic in partnership with Marquette (again, we have well over 20 law students and some 8 lawyers and faculty who volunteer every Wednesday to provide free legal advice to residents). Marquette is also offering a required course on diversity and cultural competency to its nursing master level students. Regularly, Head Start also uses the location for their staff professional development and to offer courses and workshops necessary for certification. Many local community groups use the 3rd floor for meetings, including the recently established organization of home child care providers from the area, which meets regularly and is a promising community oriented initiative.

This combination of services is a refreshing accomplishment in a neighborhood that needs this type of community center. It has added stable jobs and added significantly to the ecology of an area with one of the highest rates of population density in the city.

Our Hillview building has quickly turned into a community resource, and we feel strongly that it needs to be supported and made even more accessible with weekend employment training and education programs.

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

OCTOBER 4, 2010

Item 20, File #100606

File Number 100606 is a resolution directing the transfer and expenditure of \$135,000 from the Development Fund capital account for a retaining wall replacement project at the Council for the Spanish Speaking's Hillview Building, 1615 S. 22nd Street.

Background

1. In 2007, the Council for the Spanish Speaking acquired a former nursing home at 1615 S. 22nd Street and transformed it into a community center that provides job training, education and other social services. The Council also rents space in the building to various organizations, including Community Advocates, which has 28 transitional housing apartments on the 2nd floor.
2. A hill and retaining wall behind the Hillview Building are collapsing onto the rear wall of the building, a situation which led to water and mud entering the building during recent heavy rains. The Council for the Spanish Speaking has taken various flood-control measures which are unsafe and cannot be sustained long-term (e.g., blocking rear doors which are also emergency exits).
3. The Council for the Spanish Speaking has requested \$135,000 in City financial assistance to construct a new retaining wall and exit stair addition at the Hillview Building.
4. The DCD Development Fund provides capital funding to complement and support a wide variety of private economic development projects and activities to encourage growth of the City's tax base. In 2010, the Development Fund has been used to pay for site preparation and improvements in the Bishop's Creek redevelopment project area (\$240,000), environmental testing, remediation and demolition on various brownfield sites (\$500,000), creation of the Central Business District Focus Retail Program (\$75,000) and relocation of electrical services in conjunction with the Silver City Townhomes project.
5. The 2008 and 2009 City budgets each provided \$1.8 million for the Development Fund. The adopted 2010 Budget includes \$1,050,000.

Discussion

1. This resolution directs the City Comptroller to transfer \$135,000 from the Development Fund parent capital account to a project subaccount for funding a retaining wall and exit stair addition project at the Council for the Spanish Speaking's Hillview Building, 1615 S. 22nd Street.

2. The resolution also directs the Commissioner of City Development to enter into a cooperation agreement with the Council for the Spanish Speaking to carry out this project using the appropriated funds.

Fiscal Impact

1. The current balance in the Development Fund is \$1,133,638.
2. This resolution authorizes a fund transfer and expenditures totaling \$135,000, which will reduce the balance in the Development Fund to \$998,638.

Prepared by: Jeff Osterman, x2262
LRB-Research & Analysis Section
October 1, 2010

cc: Rocky Marcoux
Martha Brown
Joe'Mar Hooper

Council for the Spanish Speaking, Inc.

www.spanishcenter-milw.org

Tel. 414-384-3700

Hillview Building, 1615 S. 22nd Street, Milwaukee WI 53204

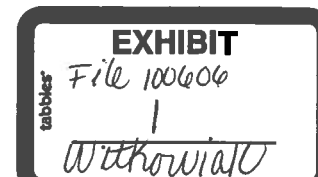
The description that follows helps to further inform what our Hillview building means to the community we serve. The Council provides services at 18 locations throughout the city, and it is the oldest serving Latino organization in the Milwaukee area.

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On the second floor, we have a successful partnership with Community Advocates for a Transitional Housing Program. The program has 28 bedrooms dedicated to the homeless and mildly mentally ill adults. Clients may spend as much as 3 months living on site, and are assisted with assessments, paperwork to access county and state services, and placement at permanent housing. That program has gone very well, and on a 24/7 basis they help us with building security and beautification. The 16 Community Advocate staff loves the facility and would appreciate any help in correcting the problem to ensure complete access to the back of the building.



Hillview's 3rd floor was totally renovated. We created 8 large classrooms, 2 computer labs, offices, meeting rooms, and a large wireless community room. Approximately 10 teaching staff and several student workers provide on-site educational services. Typically, the place is full of life, packed with adult students seeking pre-employment training, bilingual GED, Civics, ESL other adult education. The program receives funding from the Adult Education and Family Literacy Act, the Wisconsin Technical College, MATC, UMOS, and we have worked very closely and contracted for services with the Milwaukee Workforce Development Board, the HIRE Center, and The Trade Adjustment Act (TAA).

On the 3rd floor, we also offer the Legal Clinic in partnership with Marquette (again, we have well over 20 law students and some 8 lawyers and faculty who volunteer every Wednesday to provide free legal advice to residents). Marquette is also offering a required course on diversity and cultural competency to its nursing master level students. Regularly, Head Start also uses the location for their staff professional development and to offer courses and workshops necessary for certification. Many local community groups use the 3rd floor for meetings, including the recently established organization of home child care providers from the area, which meets regularly and is a promising community oriented initiative.

This combination of services is a refreshing accomplishment in a neighborhood that needs this type of community center. It has added stable jobs and added significantly to the ecology of an area with one of the highest rates of population density in the city.

Our Hillview building has quickly turned into a community resource, and we feel strongly that it needs to be supported and made even more accessible with weekend employment training and education programs.

Pictures of the Hillview Building follow below:







City of Milwaukee Fiscal Impact Statement

Date

File Number

Original

Substitute

A

Subject

B

Submitted By (Name/Title/Dept./Ext.)

C

This File

- Increases or decreases previously authorized expenditures.
- Suspends expenditure authority.
- Increases or decreases city services.
- Authorizes a department to administer a program affecting the city's fiscal liability.
- Increases or decreases revenue.
- Requests an amendment to the salary or positions ordinance.
- Authorizes borrowing and related debt service.
- Authorizes contingent borrowing (authority only).
- Authorizes the expenditure of funds not authorized in adopted City Budget.

D

This Note

- Was requested by committee chair

E

Charge To

- Department Account
- Contingent Fund
- Capital Projects Fund
- Special Purpose Accounts
- Debt Service
- Grant & Aid Accounts
- Other (Specify)

F

Purpose	Specify Type/Use	Expenditure	Revenue
Salaries/Wages			
Supplies/Materials			
Equipment			
Services			
Other			
TOTALS			

For expenditures and revenues which will occur on an annual basis over several years check the appropriate box below and then list each item and dollar amount separately.

G

1-3 Years 3-5 Years

1-3 Years 3-5 Years

1-3 Years 3-5 Years

List any costs not included in Sections E and F above.

H

Assumptions used in arriving at fiscal estimate.

I

Additional information.

J



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

December 10, 2010

Members of the Community and Economic Development Committee
City Hall, Room 205

Dear Committee members:

I am writing regarding file no. 100606, regarding a request for a Development Fund grant to the Council for the Spanish Speaking (CSS) to fund repairs at its Hillview Building.

Since this matter was last discussed by the Committee, the Department has referred CSS to two agencies that specialize in financing development activity undertaken by non-profit agencies (LISC-Milwaukee and Forward Community Investment). However, CSS does not wish to assume any more debt on the building, and thus found these sources to be infeasible for the project.

Subsequently, CSS obtained a \$40,000 grant from Milwaukee County's Community Development Block Grant allocation to pay approximately one-third of the cost of the project.

To the greatest extent possible, we urge CED to preserve Development Fund resources for activities that meet the guidelines adopted by the Council for Development Fund expenditures in sect. 304-31, Milwaukee Code of Ordinances. The ordinance specifies that the Development Fund is restricted to providing grants or loans to projects that result in tax base growth, involve job training, and fund infrastructure work, environmental testing and brownfield remediation. Should the CED Committee wish to make a grant from the Development Fund for this project, we would recommend that the amount not exceed the \$40,000 provided by Milwaukee County.

Sincerely,

Martha L. Brown
Deputy Commissioner



Legislation Details (With Text)

File #: 100969 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 11/23/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relative to application, acceptance and funding of a Global Youth Service Day 2011 Lead Agency Grant.

Sponsors: THE CHAIR

Indexes: GRANTS, WATER QUALITY, YOUTH EMPLOYMENT

Attachments: Grant Analysis Form.pdf, Grant Budget Form.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/23/2010	0	COMMON COUNCIL	ASSIGNED TO		
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100969

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relative to application, acceptance and funding of a Global Youth Service Day 2011 Lead Agency Grant.

Analysis

This resolution authorizes the Department of City Development to apply for, accept and fund a GYSD 2011 LA Grant from Youth Service America, Inc. in the amount of \$2,000 with a City Share of \$0 and a Grantor Share of \$2,000. The purpose of this project is to conduct planning, coordination and promotion of City-wide activities as part of Global Youth Service Day 2011 on April 15-17, 2011.

Body

Whereas, The City of Milwaukee ("City") appears to be eligible for grant funds from Youth Service America, Inc. to plan, coordinate and promote City-wide Global Youth Service Day ("GYSD") 2011 activities; and

Whereas, Community service is an effective strategy to engage students in their education and better prepare them for high school graduation, career planning and post-secondary educational success, while providing needed services to other Milwaukee residents; and

Whereas, The operation of this GYSD 2011 Lead Agency ("LA") Grant from October 1, 2010 to July 1, 2011 will cost \$2,000 of which, \$0 (0%) will be provided by the City and \$2,000 (100%) will be provided by the Grantor; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that application to Youth Service America, Inc. is authorized and the Department of City Development shall accept said grant without further approval unless the terms of the grant change as indicated in Section 304.81, Milwaukee Code of Ordinance; and, be it

Further Resolved, That the City Comptroller is authorized to:

1. Commit funds within the project/grant parent of the 2011 Special Revenue Grant and Aid Projects Fund the following amount for the project titled Global Youth Service Day 2011 Lead Agency Grant:

Project Grant: GR0001000000
Fund: 0150
Org: 9990
Program: 0001
By: 0000
Sub/Class: R999
Acct: 000600
Project: Grantor Share
Amount: \$2,000

2. Create the necessary grant and aid project/grant and project/grant levels, budget against these project grant values the amount required under the grant agreement.

3. Establish the necessary City Share project values; and, be it

Further Resolved, That these funds are appropriated to the Department of City Development, which is authorized to:

1. Expend from the amount appropriated, sums for specified purposes as indicated in the grant budget and incur costs consistent with the award date.

Drafter

DCD:WJM:wjm

11/23/10/A

**GRANT ANALYSIS FORM
OPERATING & CAPITAL GRANT PROJECTS/PROGRAMS**

Department/Division: CITY DEVELOPMENT

Contact Person & Phone No: William J. Malone, ext. 5894

Category of Request

- New Grant
- Grant Continuation
- Change in Previously Approved Grant

Previous Council File No.

Previous Council File No.

Previous Council File No.

Previous Council File No.

Project/Program Title: Global Youth Service Day 2011/Life Ventures Partnership

Grantor Agency: YOUTH SERVICE AMERICA, INC.

Grant Application Date: 07/15/10 **Anticipated Award Date:** 08/15/10

Please provide the following information:

1. Description of Grant Project/Program (Include Target Locations and Populations):

DCD is applying to Youth Service America, Inc. for a planning grant to be a local Lead Agency for Global Youth Service Day – April 15-17, 2011. Lead Agencies are organizations that increase the scale, visibility and impact of Global Youth Service Day by leading GYSD in their city, region or state. Lead Agencies convene a planning coalition of at least 10 partner organizations that collectively engage at least 600 youth volunteers in service on GYSD, engage local media and elected officials and plan a high profile signature project or celebration of service.

2. Relationship to Citywide Strategic Goals and Departmental Objectives:

This grant supports Milwaukee's economic development plan goal to, "Grow the workforce employers need by encouraging Milwaukeeans to finish high school and pursue post-secondary education" by supporting and expanding collaborative initiatives, such as the Life Ventures Partnership, that promote the future vitality of Milwaukee's economy by preparing young people to become life-long learners, productive workers and self-sufficient citizens.

3. Need for Grant Funds and Impact on Other Departmental Operations (Applies only to Programs):

There will be no fiscal or operational impact on other city departments.

4. Results Measurement/Progress Report (Applies only to Programs):

As a Lead Agency, the Department of City Development will:

- Organize a coalition (at least 10 organizations, including youth representatives) by conducting a comprehensive outreach effort to organizations (nonprofits and community based organizations, K-12 schools, universities, faith-based organizations, government entities and others) resulting in an event that will engage at least 600 youth volunteers.
- Facilitate the coalition's planning process for Global Youth Service Day 2011 in the Lead Agency's city, region or state to implement service activities on April 15-17, 2011.
- Have one representative attend the Youth Service Institute in Detroit, MI on October 13-15, 2010.
- Plan a high-profile public service project, demonstration activity or celebration event on April 15-17, 2011 and invite members of the media, VIPs and local (mayor, city council members), state (governor, state legislators) and federal (US Representatives and Senators) government officials to participate in this event.
- Promote service-learning and educate coalition members about how to make their projects service-learning projects, including use of the Semester of Service framework (assistance and tools to be provided by YSA).
- Select and provide YSA with a contact for the day-to-day liaison that will correspond regularly with the Director of Outreach.
- Provide YSA with contact information for a day-to-day media liaison that will be responsible for coordinating local media outreach for GYSD and serve as contact person for YSA's Director of Communications.
- Produce, disseminate and provide YSA with press releases and media advisories based on templates provided by YSA and to select a Global Youth Service Day youth spokesperson to represent their efforts and commitment to youth service as part of this media outreach.
- Involve local, state or national government officials in GYSD activities to build political support for youth service.
- Post GYSD service projects developed by coalition, or to work with coalition members to post their own projects, to www.GYSD.org by March 15, 2011.
- Add a link to the YSA or GYSD websites, a web banner or a widget to their web site.

- Brand all service activities as Global Youth Service Day events (this may be in conjunction with other branding) and to brand all promotional materials with the GYSD and State Farm logos (in addition to other relevant logos).
- Provide YSA with periodic electronically submitted updates on December 1, 2010, February 1, 2011 and April 1, 2011.
- Provide YSA with photos, copies of media clips and internal marketing materials from GYSD.
- Complete the online Lead Agency evaluation and encourage coalition members to complete local project organizer evaluations by survey by June 1, 2011.

5. Grant Period, Timetable and Program Phase-out Plan:

GRANT - FROM 10/1/2010 TO 7/1/2011

6. Provide a List of Subgrantees:

N/A

7. If Possible, Complete Grant Budget Form and Attach to Back.



Legislation Details (With Text)

File #: 100970 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 11/23/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relative to application, acceptance and funding of a Sweet Water Mini-Grant.

Sponsors: THE CHAIR

Indexes: GRANTS, WATER QUALITY, YOUTH EMPLOYMENT

Attachments: Grant Analysis Form.pdf, Grant Budget Form.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/23/2010	0	COMMON COUNCIL	ASSIGNED TO		
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100970

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relative to application, acceptance and funding of a Sweet Water Mini-Grant.

Analysis

This resolution authorizes the Department of City Development to apply for, accept and fund a 2010 Sweet Water Mini-Grant from the Southeast Wisconsin Watersheds Trust, Inc. ("Sweet Water") in the amount of \$1,210 with a City Share of \$0 and a Grantor Share of \$1,210. The purpose of this project is to provide student-planned and led environmental community service activities for Global Youth Service Day on April 15-17, 2011. Activities will be consistent with the goal of the Sweet Water Mini-Grant Program to support local green infrastructure and conservation activities that will teach citizens about water quality issues, enhance conservation and improve water quality in the Greater Milwaukee River watersheds served by Sweet Water.

Body

Whereas, The City of Milwaukee ("City") appears to be eligible for grant funds from the Southeast Wisconsin Watersheds Trust, Inc. ("Sweet Water") to support local green infrastructure and conservation activities that will teach citizens about water quality issues, enhance conservation and improve water quality in the Greater Milwaukee River watersheds served by Sweet Water; and

Whereas, Community service is an effective strategy to engage students in their education and better prepare them for high school graduation, career planning and post-secondary educational success, while providing needed services to other Milwaukee residents; and

Whereas, The Department of City Development is the Lead Agency to provide student-planned and led environmental community service activities for Global Youth Service Day on April 15-17, 2011; and

Whereas, The operation of this grant ("Sweet Water 2010") from October 1, 2010 to April 30, 2011 will cost \$1,210 of which, \$0 (0%) will be provided by the City and \$1,210 (100%) will be provided by the Grantor; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that application to the Southeast Wisconsin Watersheds Trust, Inc. ("Sweet Water") is authorized and the Department of City Development shall accept this grant without further approval unless the terms of the grant change as indicated in Section 304.81, Milwaukee Code of Ordinance; and, be it

Further Resolved, That the City Comptroller is authorized to:

1. Commit funds within the project/grant parent of the 2010 Special Revenue Grant and Aid Projects Fund the following amounts for the project titled "Sweet Water Mini-Grant 2010:"

Project Grant: GR0001000000
Fund: 0150
Org: 9990
Program: 0001
By: 0000
Sub/Class: R999
Acct: 000600
Project: Grantor Share

Amount: \$1,210

2. Create the necessary grant and aid project/grant and project/grant levels, budget against these project grant values the amount required under the grant agreement.

3. Establish the necessary City Share project values; and, be it

Further Resolved, That these funds are appropriated to the Department of City Development, which is authorized to:

1. Expend from the amount appropriated, sums for specified purposes as indicated in the grant budget and incur costs consistent with the award date.

Drafter

DCD:WJM:wjm

11/23/10/B

**GRANT ANALYSIS FORM
OPERATING & CAPITAL GRANT PROJECTS/PROGRAMS**

Department/Division: CITY DEVELOPMENT

Contact Person & Phone No: William J. Malone, ext. 5894

Category of Request	
<input checked="" type="checkbox"/> New Grant	
<input type="checkbox"/> Grant Continuation	
<input type="checkbox"/> Change in Previously Approved Grant	
	Previous Council File No.
	Previous Council File No.
	Previous Council File No.
	Previous Council File No.

Project/Program Title: 2010 Sweet Water Mini-Grant/Life Ventures Partnership

Grantor Agency: SOUTHEAST WISCONSIN WATERSHEDS TRUST, INC. (SWEET WATER)

Grant Application Date: 8/15/10 **Anticipated Award Date:** 9/15/10

Please provide the following information:

1. Description of Grant Project/Program (Include Target Locations and Populations):

DCD is applying to the Southeast Wisconsin Watersheds Trust, Inc. (Sweet Water) for a grant to provide student-planned and led environmental community service activities for Global Youth Service Day on April 15-17, 2011. Activities will be consistent with the goal of the Sweet Water Mini-Grant Program to support local green infrastructure and conservation activities that will teach citizens about water quality issues, enhance conservation and improve water quality in the Greater Milwaukee River watersheds served by Sweet Water.

2. Relationship to Citywide Strategic Goals and Departmental Objectives:

This grant supports Milwaukee's economic development plan goal to, "grow the workforce employers need by encouraging Milwaukeeans to finish high school and pursue post-secondary education" by supporting and expanding collaborative initiatives, such as the Life Ventures Partnership, that promote the future vitality of Milwaukee's economy by preparing young people to become life-long learners, productive workers and self-sufficient citizens.

3. Need for Grant Funds and Impact on Other Departmental Operations (Applies only to Programs):

There will be no fiscal or operational impact on other City departments.

4. Results Measurement/Progress Report (Applies only to Programs):

Working together, high school and college students will design environmental action projects from start to finish, by first researching water quality issues, then seeking the best methods for students to address those needs. Students will combine their research with career exploration, employability skills and work experience to prepare themselves for post-secondary education and employment. TEAM projects will use the Lead to succeed four-part curriculum that enables students to develop the skills necessary to successfully execute their project.

1. Students will participate in hands-on activities and workshops to learn critical thinking, problem-solving and project management principles.
2. Students will research water quality issues.
3. Students will plan and implement their project, working hand-in-hand with local business, community and government leaders, tapping their expertise and mentoring talent to accomplish the students' project goals.
4. Students will engage in intensive reflection and evaluation of their project to connect their learning experiences to potential career paths. They learn to articulate the job skills they gained while working on their service-learning project and they are trained to leverage those skills in future job search efforts.

5. Grant Period, Timetable and Program Phase-out Plan:

FROM 10/1/2010 TO 4/30/2011

6. Provide a List of Subgrantees:

N/A

7. If Possible, Complete Grant Budget Form and Attach to Back.



Legislation Details (With Text)

File #: 101002 **Version:** 0

Type: Communication-Report **Status:** In Committee

File created: 11/23/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Emerging Business Enterprise Program relating to the City of Milwaukee Disparity Study Final Report.

Sponsors: THE CHAIR

Indexes: EMERGING BUSINESS ENTERPRISES, REPORTS AND STUDIES, SOCIAL CONCERNS

Attachments: Cover Letter, Hearing Notice List, City of Milwaukee Disparity Study Findings and Recommendations (Presentation)

Date	Ver.	Action By	Action	Result	Tally
11/23/2010	0	COMMON COUNCIL	ASSIGNED TO		
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

101002

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Communication from the Emerging Business Enterprise Program relating to the City of Milwaukee Disparity Study Final Report.

Requestor

Drafter

EBEP

ok

11/19/10



Business Operations Division
Emerging Business Enterprise Program

Tom Barrett
Mayor

Rhonda U. Kelsey
City Purchasing Director

Ossie C. Kendrix Jr.
Manager

November 17, 2010

Honorable Members of the Common Council
Common Council
City Hall, Room 205
200 East Wells Street
Milwaukee, WI 53202

Dear Honorable Members:

I'm seeking your approval to introduce a communication file by, "Title Only", in regards to the presentation of the City of Milwaukee Disparity Study Final Report.

Thank you in advance for your consideration.

Sincerely,

Ossie C. Kendrix, Jr.
Manager

Cc: Rhonda Kelsey, City Purchasing Director

City of Milwaukee Disparity Study Findings and Recommendations Presentation

December 13, 2010



Wilson Consulting Group, LLC

Consultant Qualifications

- Management Consulting Firm specializing in MBE/DBE Programs and Disparity Studies
- 20 Years of Disparity Study experience
- Over 60 Disparity Studies
- State Agencies
- Local Governments
- State Universities and Community Colleges
- Multi-Agency Consortia

Review of Phase I

- Objectives of Phase I was to determine:
 1. If a statistically significant disparity exists between the number of minority-owned and women-owned business enterprises that are ready, willing, and able to provide goods and services to the City and the number of minority-owned and women-owned businesses that were actually providing goods and services to the City during calendar years 2005, 2006, 2007 and 2008.
 2. The extent to which minority and women-owned business participate in the procurement of contracts with the City of Milwaukee in construction services, professional services and goods and services.
 3. Whether minority and women-owned business participation is representative of the availability of minority and women owned businesses ready, willing and able to participate in contracts within the City of Milwaukee.

Phase II

- Objectives of Phase II were to determine:
 4. The effectiveness of any race/gender neutral initiatives that have been used by the City and MMSD in eliminating discrimination and/or increasing minority and women participation in public procurement.
 5. If discrimination exists, does anecdotal evidence show specific instances of discrimination and/or patterns and practices of the City and MMSD in the procurement of goods and services.
 6. If discrimination exists, recommend and/or identify narrowly tailored race/gender based activities to remedy the effects of any discrimination identified.

Regression Analysis

- From the business survey data, an analysis was conducted using various business characteristics to estimate a firm's ability to be successful and if race or gender of the owner had an impact on the firm's success.
- The overall results of the logistic regression models show that race and gender do not have a consistent statistically significant impact on winning a contract with the exception of being African American. Overall, the results show a negative relationship with the variables White Female, Native American, African American and Hispanic American.

Anecdotal Analysis

- The collection of personal accounts of incidents of discrimination and the analysis of this anecdotal information are important components of this Disparity Study. This information and analytical data in the Study provides a better understanding of the contracting culture within the City of Milwaukee (“City”) and the Milwaukee Metropolitan Sewerage District (“MMSD”).
- The Courts have addressed the adequacy of anecdotal evidence in constitutionally supporting the need for race-based remedial programs. The court decisions in the Ninth Circuit provide examples of both acceptable and unacceptable forms of anecdotal evidence.
- Nowhere in the *Coral Construction* opinion did the Court address the need to ensure that the information provided by the affiants be verified for accuracy. In the Ninth Circuit, the Court accepted the anecdotal data as evidence that discrimination may have occurred within the King County construction industry.

Anecdotal Analysis

- The following is the methodology utilized to identify and analyze specific anecdotal instances of discrimination and/or patterns and practices of the City and MMSD in the procurement of goods and services:
 - As a requirement to participate in the Business Survey or Personal Interviews, business owners must have done business with or attempted to do business with the City and/or MMSD as a prime contractor or subcontractor.
 - All participants were located within the Milwaukee Metropolitan Statistical Area and when required, maintained a Wisconsin business license.
 - 743 completed online business surveys.
 - Conducted sixty-two (62) one-on-one personal interviews.

Summary

- The results of the statistical analysis that were conducted in the Study find that there is significant disparity between utilization and availability of minority-owned firms in construction, professional services and goods & services.
- The Anecdotal Analysis supports the statistical analyses finding that available M/WBEs in the relevant market area of the City and the MMSD are significantly underutilized and have encountered significant levels of disparity and inference of discrimination.
- The anecdotal evidence supports the conclusion that the City's race neutral Emerging Business Enterprise Program goals do not appear to adequately address the underutilization of specific/ethnic and gender groups in the areas of construction and goods and services.

Summary

- The City of Milwaukee should amend its EBE Program to set race/gender-specific annual participation goals for construction subcontracts for the following EBE-owned firms:
 - African American-owned firms
 - Asian American-owned firms
 - Non-minority Women-owned firms
- The City of Milwaukee should amend its EBE Program to set race/gender-specific annual participation goals for goods & services subcontracts for the following EBE-owned firms:
 - Native American-owned firms
 - Hispanic American-owned firms
 - Non-minority Women-owned firms

Findings and Recommendations

FINDING 1: Relevant Market Area

The Relevant Market Areas for the City are:

Construction

County, State	# of Contracts	% of Contracts	# of Firms	% of Firms	Dollars	% of Dollars	Cum%
MILWAUKEE, WI	119	45.95%	36	52.17%	\$37,731,556.40	40.12%	40.12%
WAUKESHA, WI	90	34.75%	19	27.54%	\$31,974,730.55	34.00%	74.12%
WASHINGTON, WI	34	13.13%	2	2.90%	\$12,241,457.05	13.02%	87.14%

Findings and Recommendations

FINDING 1: (continued)

Professional Services

County, State	# of Contracts	% of Contracts	# of Firms	% of Firms	Dollars	% of Dollars	Cum%
MILWAUKEE, WI	65	52.85%	46	48.42%	\$3,705,760.25	32.99%	32.99%
WAUKESHA, WI	10	8.13%	8	8.42%	\$2,188,211.30	19.48%	52.47%
WASHINGTON, WI	1	0.81%	1	1.05%	\$365,000.00	3.25%	55.72%
COOK, IL	7	5.69%	5	5.26%	\$169,040.20	1.50%	57.22%
DANE, WI	4	3.25%	4	4.21%	\$196,399.10	1.75%	58.97%
DU PAGE, IL	2	1.63%	2	2.11%	\$387,118.30	3.45%	62.41%
KANE, IL	3	2.44%	2	2.11%	\$262,300.00	2.33%	64.75%
SAN DIEGO, CA	2	1.63%	2	2.11%	\$212,503.40	1.89%	66.64%
LOS ANGELES, CA	2	1.63%	2	2.11%	\$68,009.00	0.61%	67.25%
DALLAS, TX	2	1.63%	2	2.11%	\$35,724.24	0.32%	67.56%
PIMA, AZ	2	1.63%	2	2.11%	\$32,955.00	0.29%	67.86%
SPOKANE, WA	1	0.81%	1	1.05%	\$2,000,000.00	17.80%	85.66%

Findings and Recommendations

FINDING 1 (continued):

Goods & Services

County, State	# of Contracts	% of Contracts	# of Firms	% of Firms	Dollars	% of Dollars	Cum%
MILWAUKEE, WI	78	53.79%	59	50.86%	\$14,645,545.50	55.88%	55.88%
WAUKESHA, WI	28	19.31%	24	20.69%	\$3,937,131.85	15.02%	70.90%
OZAUKEE, WI	1	0.69%	1	0.86%	\$139,085.00	0.53%	71.43%
COOK, IL	9	6.21%	7	6.03%	\$1,837,823.47	7.01%	78.44%

Findings and Recommendations

RECOMMENDATION 1:

- The City should limit its EBE program to the Metropolitan Statistical Area.

FINDING 2: Disparity Analysis - Construction

- The statistical analysis identified disparity for several EBE groups as follows:
 - Construction
 - African Americans, Asian Americans and nonminority Women were significantly underutilized with disparity indices of 52.86, 0.00. and 30.95 respectively

Findings and Recommendations

RECOMMENDATION 2.1:

- The City of Milwaukee should amend its EBE Program to set race/gender-specific annual participation goals for construction subcontracts for the following EBE-owned firms:
 - African American-owned firms
 - Asian American-owned firms
 - Nonminority Women-owned firms

Findings and Recommendations

RECOMMENDATION 2.2:

- The City of Milwaukee should closely monitor on a quarterly basis the utilization of all EBEs to ensure that their utilization on construction contracts does not fall below their availability or they do not become overutilized using race/gender-specific goals. If either situation occurs, the City should adjust its annual participation goals by including only the groups who continue to be underutilized.

Findings and Recommendations

RECOMMENDATION 2.3:

- The City should review the utilization of EBE firms on a quarterly basis and report to the Common Council.

Findings and Recommendations

FINDING 3: Disparity Analysis - Goods & Services

Goods & Services

- Native Americans, Hispanic Americans and nonminority Women were significantly underutilized with disparity indices of 0.00, 17.18, 0.72 respectively
- African Americans were underutilized with a disparity index of 86.97

Findings & Recommendations

RECOMMENDATION 3.1:

- The City of Milwaukee should amend its EBE Program to set race/gender-specific annual participation goals for goods & services subcontracts for the following EBE-owned firms:
 - Native American-owned firms
 - Hispanic American-owned firms
 - Nonminority Women-owned firms

RECOMMENDATION 3.2:

- The City of Milwaukee should closely monitor on a quarterly basis the utilization of all EBEs to ensure that their utilization on goods & services contracts does not fall below their availability or they do not become overutilized. If either situation occurs, the City should adjust its annual participation goals by including only the groups who continue to be underutilized.

Findings & Recommendations

FINDING 4: Professional Services Contracts

- Professional Services

- 101 Professional Services contracts were included in the sample analyzed
- Prime Contractor EBE participation included African American, Asian American and nonminority Women owned firms
- Subcontractor EBE participation included an African American owned firm

Findings & Recommendations

RECOMMENDATION 4.1:

- All City Departments should review professional service contracts to identify subcontracting opportunities.

RECOMMENDATION 4.2:

- The City should implement an Outreach Program to make women and minority-owned businesses aware of subcontracting opportunities.

Findings and Recommendations

FINDING 5: Data Collection and Tracking

- The City of Milwaukee utilizes the following methodologies/processes to track procurement activity:
 - City's Financial Management Information System (prime contractor payments)
 - BusinessSense System (EBE tracking)

Findings and Recommendations

RECOMMENDATION 5.1:

- The City should track all contract awards and payments to prime and subcontractors. All records should be maintained in a database that captures the data variables requested during the data collection process of the study. This process should include all business categories.

Findings and Recommendations

RECOMMENDATION 5.2:

- The City of Milwaukee should implement the following:
 - Identify one (1) tracking system to collect and monitor all procurement activity, including contractors and subcontractors for all projects awarded;
 - Establish and implement strict guidelines by type of procurement activity that includes pertinent information from requisition to final payment or completion of project;
 - The tracking system should be maintained for accuracy with quality control checks; and
 - The tracking system must include all awards and payments to all (EBE and non-EBE) contractors/vendors.

Findings and Recommendations

FINDING 6: Contract Compliance - Verification and Follow-up

- During many personal interviews with M/WBEs, business owners noted lack of verification and follow up of reported EBE participation. Prime contractors reported payments to the City that were never made to EBE firms, EBE firms reported that they did not participate or know that they were listed as subcontractors on certain contracts with the City. EBE firms agreed upon levels of participation are not verified.

Findings and Recommendations

RECOMMENDATION 6.1:

- The City should conduct random audits of prime contractors payments to EBE owned firms that requires documented proof of payments.
- The City should follow-up with EBE firms to ensure that they have been paid and participated in the contracting process.

Findings and Recommendations

FINDING 7: Contract Compliance - Payment Practices

- Numerous M/WBE owned firms voiced concerns regarding delayed payments or a reduction in the negotiated and agreed upon price for work performed. M/WBE businesses are generally small and nonpayment and/or late payment produces significant cash flows. They often do not have the cash reserves or access to capital necessary to maintain their business operations when they do not receive payments timely. Therefore, M/WBEs are disparately impacted by a prime contractor's failure to make prompt payments.

Findings and Recommendations

FINDING 7: Contract Compliance - Payment Practices (continued)

- The City currently requires that prime contractors make payment to subcontractors for work performed within ten (10) days of receipt of their payment from the City;
- MMSD currently requires that prime contractors make payment to subcontractors for work performed within seven (7) days of receipt of their payment from MMSD.
- Prime contractors invoices that are submitted to the City must be paid within sixty (60) days of receipt, this timeframe could ultimately result in a subcontractor receiving payment seventy (70) days after completion of work.
- MMSD must pay prime contractor invoices within thirty (30) days of receipt, resulting in the possibility of a subcontractor receiving payment thirty-seven (37) days after completion of work.

Findings and Recommendations

RECOMMENDATION 7.1:

- The City and MMSD should ensure that prime contractors are making timely and accurate subcontractor payments to M/WBE and non-M/WBE owned firms. This can be accomplished by reviewing and enhancing the current process for tracking payments made by primes to subcontractors.

Findings and Recommendations

RECOMMENDATION 7.2:

- The City should consider adopting MMSDs payment policies for both prime contractors and subcontractors.

Findings and Recommendations

FINDING 8: Barriers to Contract Bidding

- There are several barriers to contract participation that exist because the procedures in place to ensure compliance with M/WBE requirements are not strictly enforced or monitored. During the interviews, several M/WBE firms reported that prime contractors do not allow sufficient time for submission of subcontracting quotes. This bidding practice allows prime contractors to submit the required documentation showing that they attempted to obtain M/WBE participation. This results in the prime contractor obtaining a waiver of the City's and MMSDs M/WBE requirements. Another barrier to contract participation is bid shopping. M/WBEs will submit bid quotes to a prime contractor; the prime will pressure them to lower their bid because they have shopped around and indicate that they can get the job done for a specific lower price or the prime will submit a bid with a specific subcontractor, win the bid and try to pressure the subcontractor to lower the original bid.

Findings and Recommendations

FINDING/COMMENDATION:

- The City's EBE Program and MMSD's SMWBE Program have participation requirements that must be submitted at the time of bid submission. Prime contractor reporting requirements are also in place after contract award.

Some of these include:

- EBE Participation Form that must be submitted at time of bid submission
- EBE Monthly Report Form that must be submitted by the 20th of the Month
- EBE Subcontractor Payment Certification
- MMSD provides administrative and on-site monitoring to ensure that promised participation is achieved

Findings and Recommendations

RECOMMENDATION 8.1:

- The City and MMSD should conduct an audit of their current compliance processes to determine their effectiveness and make modifications based on the findings. The audit should include validation of the information received from both prime and subcontractors.

Questions and Answers



Legislation Details (With Text)

File #: 101012 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 11/23/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution relative to the transfer of 2011 Community Prosecution Unit funding to the Safe and Sound, Inc.

Sponsors: ALD. ZIELINSKI

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT, COMMUNITY DEVELOPMENT BLOCK GRANT

Attachments: Cover Letter, Hearing Notice List, Proposed Sub A

Date	Ver.	Action By	Action	Result	Tally
11/23/2010	0	COMMON COUNCIL	ASSIGNED TO		
12/7/2010	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/7/2010	1	CITY CLERK	DRAFT SUBMITTED		
12/15/2010	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

101012

Version

SUBSTITUTE 1

Reference

Sponsor

ALD. ZIELINSKI

Title

Substitute resolution relative to the transfer of 2011 Community Prosecution Unit funding to the Safe and Sound, Inc.

Analysis

This resolution authorizes the transfer of 2011 Community Prosecution funding in the amount of \$275,000 from the North Avenue Community Dev. Corp. (\$50,000), Riverworks Dev Corp. (\$105,000), and Southside Organizing Committee (\$120,000) and awards the amount of \$275,000 to Safe and Sound, Inc.

Body

Whereas, The Common Council of the City of Milwaukee has previously approved the 2011 Community Prosecution awards to North Avenue Community Dev. Corp., Riverworks Dev. Corp, and Southside Organizing Committee in the amount of \$50,000, \$105,000 and \$120,000 respectively; and

Whereas, The District Attorney met with CDGA staff members to discuss the restructuring of the Community Prosecution Program. It was agreed that Safe and Sound, Inc. would be the fiscal agent for the program. The amount of \$275,000 would be transferred to the Safe and Sound, Inc. for the 2011 Community Prosecution Program; and

Whereas, The Community and Economic Development Committee recommends the transfer of the Community Prosecution funding from the North Ave Community Development Corp, Riverworks Dev. Corp, and Southside Organizing Committee to the Safe and Sound Inc. in the amount of \$275,000; now therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the Community Development Grants Administration is authorized the transfer the Community Prosecution funds as stated above; and, be it

Further Resolved, That the Safe and Sound Inc. shall submit budget and activity reports in amounts and according to any conditions approved by the Common Council and in accordance with File Number 74-92-5v, to the Community Development Grants Administration and the City Comptroller for review and approval; and, be it

Further Resolved, That payments for CDBG cost incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and the City Comptroller; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v are fully applicable to the Community Development Entitlement Funding Program.

Requestor

Drafter
CDGA-CommProsec-1
12/03/10

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: November 22, 2010

RE: Title Only Resolution for Introduction

Attached is a Title Only Resolution that seeks the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

..Number

101012

..Version

PROPOSED SUBSTITUTE

..Reference

..Sponsor

ALD. WITKOWSKI

..Title

Substitute resolution relating to the transfer of 2011 Community Prosecution Unit funding to Safe and Sound, Inc.

..Analysis

This resolution authorizes the transfer of 2011 Community Prosecution funding in the amount of \$155,000 from the North Avenue Community Dev. Corp. (\$50,000) and the Riverworks Dev. Corp. (\$105,000) to Safe and Sound, Inc.

..Body

Whereas, The Common Council of the City of Milwaukee has previously approved 2011 Community Prosecution awards to North Avenue Community Dev. Corp. and the Riverworks Dev. Corp. in the amounts of \$50,000 and \$105,000, respectively; and

Whereas, At a meeting of the District Attorney and CDGA staff members to discuss the restructuring of the Community Prosecution Program, it was agreed that Safe and Sound, Inc., would be an appropriate fiscal agent for the program; and

Whereas, The Community and Economic Development Committee recommends the transfer of \$155,000 in Community Prosecution funding from the North Ave Community Development Corp. (\$50,000) and the Riverworks Dev. Corp. (\$105,000) to Safe and Sound, Inc.; now therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the Community Development Grants Administration is authorized to transfer the Community Prosecution funds as stated above; and, be it

Further Resolved, That Safe and Sound, Inc., shall submit budget and activity reports in amounts and according to any conditions approved by the Common Council and in accordance with File Number 74-92-5v to the Community Development Grants Administration and the City Comptroller for review and approval; and, be it

Further Resolved, That payments for CDBG cost incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and the City Comptroller; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v are fully applicable to the Community Development Entitlement Funding Program.

..Requestor

..Drafter

LRB124210-1

JDO

12/13/2010

From: Chisholm, John - DA
To: Davis Sr., Joe
Cc: Morton, Sherman; Altenburg, Jeffrey - DDA
Sent: Thu Dec 16 18:33:32 2010
Subject: CDBG hearing Monday
Dear Alderman Davis,

I am writing to inform you why I think it is in the long term best interest of the Community Prosecution Program to reallocate funding in a way that we think best serves the community.

In 2010 CDBG allocated \$275,000 for community prosecution. That allocation was broken out into \$120,000 for SOC to cover an Assistant District Attorney at approximately \$75,000 and a Community Prosecution Coordinator, \$105,000 to Riverworks Development Inc. to cover a Assistant District Attorney at approximately \$75,000 and a Community Prosecution Coordinator, and \$50,000 for NACDC to cover a Community Prosecution Coordinator. The Riverworks (District 5) prosecutor was partially covered by a federal grant that carried over into the first quarter of 2010, so that is why there is a discrepancy between the SOC and Riverworks allocation.

Our concern for 2011 was how do we provide a similar level of service in a more efficient and cost effective manner. In looking at this, we first looked at maintaining the same distribution as we have historically. The problem is that we cannot provide the same level of service under the current system. The budget for the Assistant District Attorney went up to \$80,000. This would allow for \$115,000 of the \$275,000 allocation to be distributed to the CBO's. This would break down to \$38,888 per CBO for a Community Prosecution Assistant. Speaking to Riverworks and NACDC, they said that they would not be able to maintain the program at current levels for that amount. We then explored transferring the allocation to Safe and Sound. Safe and Sound currently manages three Community Prosecution Assistants funded through a federal earmark. The three assistants have provided a high level of service to Police Districts 5, 4, and 7. Safe and Sound was willing to leverage their Community Prosecution Assistant currently assigned to District 5. And to manage two additional Community Prosecution Assistants that would be assigned to District 3 and District 2. This would allow us to continue to provide a similar level of service to the community and to implement consistent benchmarks and deliverables so that we are more accountable in our activities. Safe and Sound also agreed to place the Community Prosecution Assistants in the three CBO's in which they currently reside, and provide some money to the CBO's to cover overhead. We have also spoken to Leo Ries at LISC who has agreed to collaborate with the Community Prosecution Program as part of this reorganization. LISC has made the commitment to work with Community Prosecution and make the connection to economic and neighborhood development, which we believe will be very beneficial to both the program and the community.

We are committed to working with the South Side Organizing Committee and maintaining the level of services and responsiveness that we have traditionally provided Districts 2 and 6 on the south side. We will advocate for any level of reprogramming that will make them whole and allow them to continue to do the excellent work they are doing and have done in the past. This move is not supported by SOC and I have spoken directly to their executive director who has asked me not to make this change, but I again think it is in the best interest of the community to do so. Thank you for your exceptional support for this critical program and I will be happy to answer any questions or concerns raised by this process.

John



Legislation Details (With Text)

File #: 100271 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 6/15/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Danae Davis to the Main Street Milwaukee Partners Board by the Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, MAIN STREET PARTNERS BOARD

Attachments: Reappointment Letter, Biography Page, Attendance Record

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		

Number

100271

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Danae Davis to the Main Street Milwaukee Partners Board by the Mayor. (6th Aldermanic District)

Drafter

Mayor

TB

6/15/10

June 15, 2010

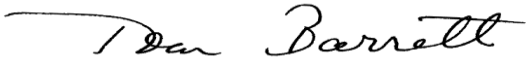
To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint Ms. Danae Davis, Pearls for Teen Girls, 2100 North Palmer Street, Milwaukee, Wisconsin, 53203, to the Main Street Milwaukee Partners Board. This reappointment is pursuant to Section 320-19 of the Milwaukee Code of Ordinances. Ms. Davis' term will commence upon taking of the oath of office.

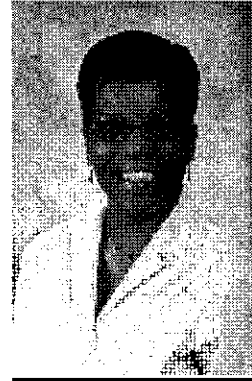
I trust this reappointment will have the approval of your Honorable Body.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tom Barrett". The signature is written in black ink and is positioned above the printed name and title.

Tom Barrett
Mayor

Danae D. Davis
Executive Director
PEARLS for Teen Girls, Inc.



Danae D. Davis became the executive director, PEARLS for Teen Girls, Inc. on January 17, 2006. PEARLS is a Milwaukee-based non-profit organization that utilizes a nationally recognized model for girl empowerment and leadership development for adolescent girls ages 11-17. The program provides girls with a safe place, skills development and self-esteem building that leads to better life choices and an opportunity to realize their full potential.

Prior to coming to PEARLS, Davis was the Diversity Affairs Director at Miller Brewing Company responsible for the Miller's strategic diversity internal and external initiatives. In this capacity she oversaw the company's diversity goal setting and affirmative action plan processes as well as serving as the catalyst for inclusion programs. Danae also represented Miller in the Wisconsin community on a range of public affairs endeavors. Previously, Danae was Director of Diversity Management and Work/Life Programs of Kraft Foods, Inc., responsible for leading the implementation of Kraft's diversity management strategy, and overseeing all company diversity and work/life balance initiatives.

Prior to joining Kraft Foods, Davis was the Director of the Department of Employee Relations for the City of Milwaukee and was responsible for overseeing 92 employees and all human resource functions, namely, staffing, compensation, labor relations, EEO and benefits. Davis has held numerous labor relations and human resources positions at the City, State and Federal levels. She was also the legal counsel for the Governor of the State of Wisconsin.

Davis is a member several civic organizations including the African American Women's Project Fund, Milwaukee Women Inc., and Safe & Sound, and she serves as a member of the University of Wisconsin System's Board of Regents.

Davis received her B.S. degree in Political Science from the University of Wisconsin, Oshkosh and a Juris Doctorate from the University of Wisconsin. She has a teenage son and resides in Milwaukee, Wisconsin



City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2221



Office of the City Clerk

Re: Common Council File Number 100271

Reappointment of Danae Davis to the Main Street Milwaukee Partners Board by the Mayor. (6th Aldermanic District)

Dear Sir/Madam

In accordance with Common Council resolution File Number 65-2210, adopted November 30, 1965, all reappointments are to be referred to an appropriate standing committee.

Under this policy, the appropriate committee is to be informed in writing of the incumbent's attendance record during his/her last term of service.

Please provide the following required information and return immediately to our office for consideration at the Community & Economic Development Committee Meeting on June 28, 2010.

- Number of meetings held: 4
- Number of meetings attended: 3
- Number of excused absences: 1
- Number of unexcused absences: 0

Please return this information to Charlotte Rodriguez, croдри@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,

Ronald D Leonhardt
Ronald D Leonhardt



Legislation Details (With Text)

File #: 100372 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 7/7/2010 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Paul Mathews to the Business Improvement District Board #15 (Downtown Riverwalk) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 15

Attachments: Reappointment Letter, Biography Page, Attendance Record

Date	Ver.	Action By	Action	Result	Tally
7/7/2010	0	COMMON COUNCIL	ASSIGNED TO		

Number

100372

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Paul Mathews to the Business Improvement District Board #15 (Downtown Riverwalk) by the Mayor. (4th Aldermanic District)

Drafter

Mayor

TB

7/7/10

July 7, 2010

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint Mr. Paul F. Mathews, Marcus Center for the Performing Arts, 929 North Water Street, Milwaukee, Wisconsin 53202, to the Business Improvement District Board #15 (Downtown Riverwalk). This reappointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File 931824. Mr. Mathews' term will commence upon taking of the oath of office.

I trust this reappointment will have the approval of your Honorable Body.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tom Barrett". The signature is written in black ink and is positioned above the printed name and title.

Tom Barrett
Mayor

PAUL MATHEWS

Profile

Paul Mathews has been President of the Marcus Center for the Performing Arts since 1998. Since that time, Mr. Mathews has principally focused on growing the center's role as a presenter/producer to facilitate diversity of its arts and entertainment, expanding the center's leadership role in the arts and maintaining the facility's stature as Milwaukee's premiere performing arts venue.

Mr. Mathews is actively involved in arts, entertainment and tourism on the local, state and national levels. Locally, Mr. Mathews serves on the Executive Committees and Boards of Directors of the United Performing Arts Fund, Visit Milwaukee and the Milwaukee Riverwalk District. He currently serves as the Chair of the Board of Directors for the Cultural Alliance of Greater Milwaukee. Mr. Mathews is also on the board of the Wisconsin Assembly for Local Arts, and is a member the Americans for the Arts and the international Performing Arts Centers Consortium.

Mr. Mathews' government and civic involvement includes membership on the board of the Public Policy Forum, and Business Improvement District #15-Downtown Riverwalk, and on the Milwaukee Arts Board's 2007 Grant Review Panel.



City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2221



Office of the City Clerk

Re: Common Council File Number 100372

Reappointment of Paul Mathews to the Business Improvement District Board #15 (Downtown Riverwalk) by the Mayor. (4th Aldermanic District)

In accordance with Common Council resolution File Number 65-2210, adopted November 30, 1965, all reappointments are to be referred to an appropriate standing committee.

Under this policy, the appropriate committee is to be informed in writing of the incumbent's attendance record during his/her last term of service.

Please provide the following required information and return immediately to our office for consideration at the Community & Economic Development Committee Meeting on July 19, 2010.

- Number of meetings held: _____ 10
- Number of meetings attended: _____ 9
- Number of excused absences: _____ 1
- Number of unexcused absences: _____ 0

Please return this information to Charlotte Rodriguez, croдри@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,

Ronald D Leonhardt
Ronald D Leonhardt
