



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

January 5, 2010

Mr. Ronald D. Leonhardt
City Clerk
City Hall, Room 205
Milwaukee, WI 53202

Dear Mr. Leonhardt:

CITY OF MILWAUKEE
2010 JAN - 6 PM 12: 17
RONALD D. LEONHARDT
CITY CLERK

Enclosed is a fully executed duplicate original the Grant Agreement between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee, Contract No. 09-054 (RA). This pertains to the restoration and redevelopment of the Modjeska Theater.

Please insert this agreement into Common Council Resolution File No.081080, approved July 28, 2009.

Sincerely,

Scott Stange
RACM Compliance Officer

Enclosure

GRANT AGREEMENT

DUPLICATE ORIGINAL C191009054

THIS GRANT AGREEMENT ("Agreement") is entered into as of Dec 17th, 2009, by and between the City of Milwaukee, Wisconsin, a Wisconsin municipal corporation ("City") and the Redevelopment Authority of the City of Milwaukee ("RACM").

WITNESSETH THAT:

WHEREAS, City and RACM have created Tax Incremental District No. 71 (Mitchell Street) ("District") with the adoption of their respective resolutions No. 071132 and No. 9969. The District consists of 281 properties located along, and generally one block north and south of W. Mitchell Street between S. 5th Street and S. 16th Street, plus a commercial area south of W. Forest Home Ave. between S. 13th Street and S. 15th Street. The District contains nearly 2.3 million s.f. of land area, excluding public rights-of-way, and encompasses the Historic Mitchell Street commercial district, including immediately adjacent residential areas and parking lots, which serve the retail business on the Street; and

WHEREAS, Funding provided by the Project Plan for the District totals \$3,118,000 for the purposes of upgrading pedestrian lighting, installing median irrigation, security cameras and tree grates, along with funds for grants or loans to assist with catalytic private development opportunities in the District; and

WHEREAS, One of the catalytic projects proposed in the District is the restoration and renovation of the Modjeska Theater, 1122 W. Mitchell St.; and

WHEREAS, The theater building is owned by Modjeska Theater Project, LLC ("Owner"), a joint venture between the Mitchell Street Development Opportunities Corp. (MSDOC) and the Modjeska Theater Co. (MTC), a non-profit theater company; and

WHEREAS, As set forth in the Project Plan, overall renovations for the theater are estimated to cost as much as \$9 million and are expected to be funded, over time, from a variety of sources in addition to the TID; however, the theater's roof is in poor condition and short-term repairs are necessary to extend the life of the current roof and arrest further deterioration of the building's interior; and

CITY OF MILWAUKEE

Tom Barrett
Tom Barrett, Mayor

Date: _____

Ronald Konhelt
City Clerk

Date: 12/14/09

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

By: Robert P. Rondini
Robert P. Rondini, Chair

Date: _____

for By: Rocky Marcoux
Rocky Marcoux, Exec. Dir.

Date: _____

COUNTERSIGNED:

Michael J. Dan DEPUTY
City Comptroller RA

Date: DEC 16 2009

Approved as to form, execution, and content this 17th day of Dec 2009.

Ken P. Sullivan
Assistant City Attorney

SUMMARY BUDGET
MODJESKA THEATER PROJECT
TAX INCREMENTAL DISTRICT NO. 71

Roofing Repairs / Replacement	
Section One – Theater Roof	\$52,000
Section Two – Stage Roof	\$14,000
Entrance & Concession area roof	\$60,000
Additional repairs / Contingency	\$25,000
Sub-Total Roof	\$151,000
Renewable Energy Systems	
Site Assessment	\$10,000
3KW Photovoltaic Array (PV) system	\$28,500 incl. installation
1 KW Micro wind turbine	\$18,500 incl. installation
Solar Water system	\$21,500 incl. installation
Support system for weight of energy sys.	\$25,000
Contingency	\$11,775
Less: Rebate for Energy Assessment	(\$10,000)
Less: 60% Rebates / Grants	(63,165) excl. support system
Sub-Total Renewable Energy	\$42,110
Equipment Upgrades for Corner Restaurant	
City approved hood vent	\$25,000
HVAC	\$10,000
Sub-Total Upgrades for Restaurant	\$35,000
Total Budget	\$228,110