



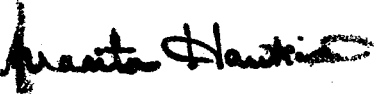
Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor

David R. Riemer
Director

Juanita Hawkins
Administration—Block Grant Director

TO: Community Development Committee Members

FROM: Juanita Hawkins
Director 

DATE: May 21, 2001

RE: File Number 010137 - Appropriation of Community Development Block Grant
Reprogramming Funds

The CDBG Reprogramming amount is \$1,825,078. Funding recommendations are attached.

Attachment A

COMMUNITY BLOCK GRANT ADMINISTRATION
Year 2000 REPROGRAMMING

June 6, 2001 CD Meeting
Available to be Reprogrammed - \$ 1,825,078

Organization	Funding Request	Activity: new, expanded or existing	Activity	CBGA Recommendations
M7 Community Development Corporation	\$250,000 1999 funding commitment	New	<p>Building Construction - Construction of a multipurpose center at Lincoln Park, a 31,750 square foot facility to include meeting rooms, a ballroom, conference rooms and a moderately priced restaurant. The last piece of the fundraising campaign is expected to net \$3,700,000, and is expected by September 2001. The economic impact of the project will result with the creation of 35 jobs.</p> <p>Construction cost \$ 8,967,000 Funding Sources: Milwaukee County \$ 500,000 State of Wisconsin \$ 3,500,000 City of Milwaukee \$ 250,000 Community Donors \$ 767,000 Fundraising Campaign \$ 3,700,000</p> <p>Construction time line is estimated at 10 to 12 months, beginning August-September.</p>	<p>Fund at \$ 250,000.</p> <p>Significant government dollars raised for this project. Release of CDBG funds will be governed by the LID Policy.</p>
YMCA/North Central	\$ 500,000	New	<p>Building Construction and Housing - Construction of a Youth Leadership Academy Charter School and full service YMCA on a 4.3 acre site at Teutonia and North Avenue. The Academy is estimated to cost \$12 M. Plans to raise the old YMCA and replace it with infill housing, estimated at \$2 M. Organization is committed to raise the lion's share of funds from individuals, foundations and corporations.</p> <p>Programs to be offered include fitness, aquatics, youth sports and day camp programs at the new, 54,000 sq.ft. facility. The adjacent 45,000 sq.ft. Charter school is projected to serve up to 650 children in kindergarten-grade 8; a 6,500 sq.ft. day care facility will serve up to 100 infants and small children.</p> <p>Ground breaking expected September 2001.</p>	<p>Fund at \$ 500,000.</p> <p>The City's plans for this area calls for significant commercial and housing development. Release of CDBG funds will be governed by the LID Policy.</p>

Northwest Side Community Development Corporation	\$275,000	New	<p>Economic Development - Business Assistance/Job Creation - Direct Financial assistance (Loan) to assist in relocating Pressed Steel Tank(PST), a manufacturer of steel cylinders from West Allis to the City of Milwaukee. Organization indicated that PST has a loan commitment of \$10 M for its resettlement, but needs \$1 M more before the transaction can be finalized. Further, PST will bring to Milwaukee 100 jobs and create 50 new jobs.</p> <p>CDBG Loan \$275,000 LISC Loan \$275,000 NWSCDC Loan to PST \$500,000</p> <p>NWSCDC loan to PST at 6%, amortized over 7 years with a 5-year balloon payment of the balance of the loan.</p>	<p>Fund at \$250,000.</p> <p>Applicable Economic Development regulations must be adhered to prior to release of CDBG funds. Loan agreement must be approved by the City Attorney's office. Release of CDBG funds will be governed by the LID Policy.</p>
MEDC/Milwaukee Web Works	\$100,000	New	<p>Economic Development - Business Assistance/Job Creation - Direct financial assistance (Loan) to Milwaukee Web Works, an Internet Technology Job Center. The project is expected bring technology and jobs to the Milwaukee community that will give businesses an increased ability to compete in a global economy. At least 10 businesses will be recruited to participate in the Internet Job Shop collaborative environment. Organization has a track record of assisting 15 companies in the development of new ventures (only one is no longer in business).</p> <p>MEDC Loan to Milwaukee Web Works. Terms to be worked out.</p>	<p>Fund at \$100,000.</p> <p>Applicable Economic Development regulations must be adhered to prior to release of CDBG funds. Loan agreement must be approved by the City Attorney's office. Release of CDBG funds will be governed by the LID policy.</p>
Jo's Day Care	\$322,582	Expanded	<p><i>Second time LID Request - Funded Sept. 5, 2000 at \$1</i></p> <p>Building Rehab- 4801 W. North Avenue. Total Construction cost, \$822,582 \$579,482 MEDC Commitment for 1st floor renovation, now complete. Organization is current on the MEDC loan for phase I renovation.</p> <p>Request \$322,582 for Phase II, second floor renovation to include a woman's center and expansion of the existing childcare center for non-traditional day care (mildly ill care and expanded 24-hour care).</p>	<p>Fund at \$100,000.</p> <p>Release of CDBG funds will be governed by the LID Policy.</p> <p>Business revenue or other funding sources should support additional renovation costs.</p>

Aurora Weier Educational Center	\$72,000	Existing	<p>Building Renovation. Project received a LID grant of \$150,000 in July 2000. Original construction cost , \$350,000 (est). \$420,000 commitments \$122,000 balance</p> <p>Organization indicates that unanticipated cost and historic preservation requirements have raised the construction cost to \$572,000. Project will raise \$50,000 and request the balance of \$72,000 from CDBG. Project is 60% complete. 2669 N. Richards.</p>	<p>Fund at \$72,000.</p> <p>Organization has made a good faith effort to raise additional funds to support unforeseen, increased costs. Release of CDBG funds will be governed by the LID Policy.</p>
America's Black Holocaust Museum	\$ 85,000	New	<p>Public Facilities and Improvements - Permanent Museum exhibit. Applicant indicated that CDBG funds will be used as matching funds for \$300,000 of grant funds from local and national corporations, foundations and federal sources. LID</p>	<p>Fund at \$85,000.</p> <p>Organization has leveraged significant private sector dollars for this activity. Release of CDBG funds will be released by the LID policy.</p>
St. Mary's Nursing Home	\$64,000	Existing	<p>Public Facilities and Improvements - Organization indicates that due to the ice problem last winter, it must replace the flat roof covering the nursing home building at a cost of \$64,000. N. 35th & W. Hadley</p> <p>Project was originally funded in July 2000 to replace a fire alarm system for two aging buildings.</p>	<p>Fund at \$64,000.</p> <p>Project was originally funded as a City urgent need project. Present conditions with the roof and the refusal of the insurance companies to pay for a pre-existing condition continues to place this project under a city urgent need classification.</p>
Christ the King Development Corp.	\$200,000	Existing	<p>Building Construction. Community/Education Quality of Life Center, 7750 N. 60th. Project received a LID grant of \$198,480 in July 2000.</p> <p>Total project cost , \$4.5 M. Private sector funds raised to date - \$3,421,000</p> <p>An additional \$200,000 is requested for unforeseen costs, including increased construction costs.</p>	<p>Fund at \$ 92,078.</p> <p>Organization has raised significant private sector resources toward this project. Release of CDBG funds will be governed by the LID policy.</p>
South Community Organization	\$20,000		<p>Public Service - Community Organizing. Request is for refunding community organizing around economic development issues in NSP 17, near the Kinnickinnic Avenue Merchants area.</p>	<p>Fund at \$20,000.</p> <p>Project was previously funded. In 2000, it completed 41 of its 30 community organizing unit goals.</p>

Community Advocates/New Concept	\$100,000	New	Public Service - Targeted service to address the alcohol and drug problems of youth, addressed in the Mayor's Commission on Crime as indicators of increased numbers of youth arrests related to alcohol and drugs and increased school suspensions.	Fund at \$75,000. Supportable conclusion from the Mayor's Commission on Crime that this activity is critical to the health, safety and welfare of youth.
Hillside Boys and Girls Club	\$125,000	Existing	Public Service - Regular programming funded during the Reprogramming Cycle.	Fund at \$107,000 (June -Dec., 2001). CBGA recommends future activity be considered during the regular 2002 entitlement cycle.
Capitol West Association	\$10,000	New	Public Service and/or Planning - Conduct Community Organizing and develop a feasibility study for a consortium of Northwest neighborhood and business associations to undertake various civic projects. Non -NSP area activity, Good Hope to Center Street, and West to the City limits. Organization will seek matching funds from Milwaukee County.	Fund at \$10,000. One time grant. (Non-NSP area activity). Release of CDBG funding is conditional on matching funds from Milwaukee County.
Arabian/American Festival, Inc.	\$100,000	New	Planning - Develop a business plan to recruit new businesses along Muskego Avenue.	Fund at \$75,000. One time grant. DCD is working with this organization and the local Alderman to develop an Arabian business district along Muskego Avenue.
Neighborhood Housing Services of Milwaukee	\$ 25,000	Existing	Housing - Tool Loan Program. Funds requested for tool replacement, tool repair and to maintain current hours of operation. City wide program.	Fund at \$25,000. Funds are part of this organization's regular programming cost.
Garfield Avenue Blues, Gospel and Arts Festival, Inc.	\$15,000	New	Public Service - An entertainment and cultural summer event, benefitting the surrounding area of West Garfield between N. 4 th and N. 7 th Street. Organization states that it will provide youth employment, entrepreneurial and contracted vendor opportunities, 3 consultants and 150 local artists. The operating budget is \$33,000.	Fund at \$3,000 -Summer Youth mini-grant for youth employment activity.
Walker's Point Center for the Arts	\$ 29,300	New	Second time Request Public Service. Hands On, an arts and education program for neighborhood children.	Fund at \$3,000 -Summer Youth mini-grant for this activity.

Williamsburg Heights Community Association/OIC	\$35,000	Expanded	Public Service. Community organizing and neighborhood clean up activity from North 27 th Street to North 42 nd and Locust to Townsend (full time staff position).	No funding recommended. New project, with only 5 months of activity. Received funding January 2001.
Milwaukee Adolescent Health Program	\$150,000	New	Public Service- The Cardinal Clinic, a school-based health center in South Division High School. Organization indicated that the health center will provide health care and health education services to high school students and their children, primarily in the 53204 and 53215 zip codes. Current funding for the clinic ends June 15, 2001. (Medical College of Wisconsin 501 (c)(3))	No funding recommended. Worthy project but very limited CDBG funds. The Medical College and MPS are logical funding sources for this activity.
YMCA/North Central	\$ 1,200	New	Public Service. Develop a Neighborhood Resource Directory.	No funding recommended. The CDBG Consolidated Plan does not support the expenditure of scarce resources for the proposed activity. Private sector fundraising or selling advertisement is a logical funding source for this type of activity.
DPW - Playground Renovation	\$60,000	New	Playground Renovation at 73 rd and Carmen. Non-NSP Area Request.	No funding recommended. The proposed activity is targeted by DPW for year 2003 with a possibility of being moved up to 2002.
Living Recovery	\$250,000	New	<i>Second time LID Request</i> Building Acquisition, 2319-2317 W. Capitol Drive. Services to be provided include AODA, medical services, psychological services, vocational preparation, transitional living services, and youth services.	No funding recommended. Worthy activities; Acquisition of the building, however, may remove this existing commercial property from the City's tax roll. Local commercial property represents about 5% of the total assessed value of the City.
Community Planning Council #10	\$200,000	New	Housing - Purchase and rehab 10 homes; Buy in your Neighborhood; Rent Rehab	No funding recommended. The proposed activities are City operated programs.

<p>Inner City Redevelopment Corporation, Urban Developers, LLC and the Endeavour Company</p>	<p>\$350,000</p>	<p>New</p>	<p>Planning- Cost associated with planning the Fond du Lac Avenue and North Avenue 156,000 sq. ft. Super K-Mart project with an additional 30,000 sq. ft. of supportable retail, yet to be identified. Construction start date, fall 2001, and lasting 9 months. LID</p> <p>Total Project Cost \$17 M (estimate) Committed equity investor \$2.1 M Total debt leveraged \$11.2 M</p> <p><u>Request: \$350,000</u> Architectural/Engineering \$225,000 Survey \$ 20,000 Legal/Accounting/Appraisal \$105,000</p>	<p>No funding recommended.</p> <p>The City has committed to creating a Tax Increment Financing District. The \$2.7 M TID will assemble the site, buy all properties, demolish properties, relocate business and people, vacate streets and alleys, and pay for all environmental remediation. The City will sell the land to Endeavour Company for \$3 Million dollars.</p>
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TOTAL REQUEST	\$ 3,339,082
CBGA Recommendations	\$ 1,825,078
Summer Youth Mini Grant Program	\$ 6,000