



Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor

David R. Riemer
Director

Juanita Hawkins
Administration—Block Grant Director

TO: Members of the Community Development Committee

FROM: Juanita Hawkins *Juanita Hawkins*
Director

DATE: July 25, 2001

RE: Resolution #010496 - Resolution to rescind the Large Impact Development (LID) funds and appropriate the funds to other organizations

Per the Large Impact Development policy, copy attached, five projects have exceeded or will soon exceed the six-month time line to keep the projects open. The projects require committee action to either extend or rescind. The projects are:

1. Walker's Point Development Corporation	\$ 270,000
2. Modjeska Theater	90,000
3. Lisbon Avenue Neighborhood Development	150,000
4. New Covenant Housing Corporation	200,000
TOTAL	<u>710,000</u>

Should the Committee take action to rescind any of the above projects, there are four projects with an open account of \$1, awaiting funding consideration. The \$1 award was made by the CD Committee June 6th, 2001. A new project, submitted by the Wisconsin African American Women, Ltd. organization meets the LID Policy requirements and the activities are HUD eligible. The funding request are:

1. LaCausa	100,000
2. Latino Community Center, Inc.	100,000
3. South Town Points, Inc.	25,000
4. DPW Playground Renovation (73 rd & Carmen)	60,000
5. Health Department Lead Abatement Program	No specific dollar amount identified
6. Living Recovery, Inc.	No specific dollar amount identified
7. Wisconsin African American Women, Ltd.	\$100,000

Attached is an analysis of the activities: Should the Committee fund some of the above projects and hold others pending receipt and review of additional information, the un-allocated funds will temporarily reside in the CDBG Contingency Account until the Committee's next meeting of September 17, 2001, when action is expected to be taken.

LARGE IMPACT DEVELOPMENTS

Action: Extend or Rescind
7/31/01

Org.	Description	Total Project Cost	Private Sector Funds Committed	LID Award	LID Award Date	CBGA recommendations and comments
Walker's Point Development Corp.	Acquire, Rehab 4 blighted buildings; redevelop into commercial spaces - 1021-25 W. National; 1017-19 W. National	\$ 1,274,780	\$ 0	\$270,000	9/5/00	Rescind LID Award; maintain an open account at \$1 for 6 months. However, future funding consideration is based on the availability of funds. Organization cites a change in the original activity, the need to complete a financial analysis and obtain financing.
Modjeska Theater	Building Renovation to bring theater restrooms up to ADA requirements.	Not yet established.	\$ 0	90,000	7/12/00	Rescind LID award; maintain an open account at \$1 for 6 months. However, future funding consideration is based on the availability of funds. Organization request an extension to April 2002 to complete a master plan for complete renovation of the theater. A 21 month extension falls outside the LID time line for holding scarce LID dollars.
LAND & Community Village	Facilitate construction of a commercial building to include a food retailer, a neighborhood service facility and a video store.	1,131,834	\$ 0	150,000	9/5/00	Extend to November 2001, per organization's request. Organization indicates progress in securing a commercial tenant.
New Covenant Housing Corp. & North Avenue CDC	Acquire, Rehab and Market a two story mixed use building for retail and residential occupancy - 3501 W. North Avenue	3,100,500	\$12,000	200,000	9/5/00	Extend to Dec 31, 2001, per organization's request. Organization has a July 27 th closing date to purchase the building.

New Funding Request (\$1 Projects and New LID Proposal)

7/31/01

Organization	Description	Total Project cost	Private Sector Funds Committed	LID Request	CBGA Comments
La Causa	Environmental Remediation 1643 S. 2nd	\$364,980	\$100,000 Milwaukee County	\$100,000 to match the Milwaukee County grant	Applicant cites unexpected contamination at the site. Org. received a LID grant of \$160,466 in 2000.
Latino Community Center	Development of the Latino Community Center, 807 South 4 th	??	??	\$100,000	Need additional information. Hold until September.
South Town Points	Hire a full time Economic Development Director to collaborate with the DCD and entrepreneurs to locate or relocate into the area bounded by the Menomonee Valley to the North, Lincoln Avenue to the South, Port of Milwaukee to the East and 27 th St to the West.	??	??	\$ 25,000	Need additional information. Hold until September.
Living Recovery	Lead Paint Abatement and winterization of apartments at 2319 West Capital Drive	??	??	Unknown	Need additional information. Proposed activities have changed. Hold until September.
Wisconsin African American Women, Ltd. (WWAW)	Assist in the Purchase of a building located at 3020 W. Vliet Street; end use will be a business incubator resource center to include a career center, business development services, entrepreneurial training, credit and budgeting counseling, and financial planning and investment.	\$300,000	\$200,000 WWAW - \$50,000 Helen Bader Foundation - \$50,000 LISC - \$50,000 Legacy Bank Loan - \$50,000	\$100,000	HUD eligible activity. Meets the LID criteria of enhancing business development, creating jobs, providing new tax revenues and improving the quality of life for area residents. Private Sector funds committed to project. Release of LID funds to be governed by the LID policy.
Department of Public Works	Playground Renovation at 73 rd & Carmen			\$ 60,000	The Department of Public Works has scheduled this activity for year 2002.
Milwaukee Health Department	Lead Abatement				No specific funding request at this time. Continue to hold open with the \$1 award.

EXTENSIONS OR RESCISSIONS



DEVELOPMENT
CORPORATION

June 28, 2001

CBGA

2001 JUN 29 AM 11:21

CC: J.H.
H.W.
T.O.
File- Walker's Point
LID

Mr. Tom DeArteaga
Community Block Grant Administration
200 East Wells Street - Room 606
Milwaukee, WI 53202

RE: 2000 LID Project

Dear Tom:

I am requesting that the 2000 LID Project awarded to Walker's Point Development Corporation be amended to allow additional time to prepare a new feasibility package. This request would make the WPDC allocation \$1.00 with the balance awarded in the future.

As you are aware, we were working for 4 months in preparing plans for this property to be used by a local employment agency. There were several complaints from residents that this would not be an appropriate use of this structure. Some of these complaints were received by your office. In addition, the employment agency had difficulty in obtaining financing for this site.

Therefore, for the benefit of the residents and the near south side, we are completing plans for a residential/commercial mix in the building located at 1021-25 West National Avenue. The other properties included in our LID application have not been through the In-Rem process and are not yet available. This extension will all time to complete our feasibility analysis and obtain firm financing.

If you have any questions, please call at 645-9222.

Sincerely,

Todd B. Collins
Senior Vice President

cc: Denise Wise - WPDC President

414/645-9222

914 SOUTH FIFTH STREET

MILWAUKEE, WI 53204



Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor
David R. Riemer
Director
Juanita Hawkins
Administration—Block Grant Director

July 11, 2001

Mr. Todd B. Collins
Senior Vice President
Walker's Point Development Corp.
914 South 5th Street
Milwaukee, Wisconsin 53204

Re: 2000 Large Impact Development (LID) Project -
1021-25 W. National, \$270,000

Dear Mr. Collins:

The Common Council, on November 28, 2000, awarded LID funds to Walker's Point Development Corporation in the amount of \$270,000 for acquisition, rehabilitation and development of a commercial building.

Per the LID policy, time has expired on the LID award to Walker's Point. Since there is expressed interest by other organizations in the very scarce LID dollars, many of whom have projects ready to go, the Committee may take action to rescind the \$270,000 award to Walker's Point Development. If this in fact occurs, I will inform the Committee that it has the option of approving a \$1 award to Walker's Point for future funding consideration. Should the Committee agree, the \$1 award will remain open for three months; future funding consideration will be based on the availability of funds.

I anticipate that the Community Development Committee will take up the rescission action at its July 31st, meeting. The meeting will take place at 1:30 p.m., City Hall, Room 301 B.

If you have any questions, please feel free to contact me.

Sincerely,

Juanita Hawkins
Director

cc: Denise Wise

File: Modjeska
2000
LID

Modjeska Theatre Company
1128 W. Mitchell Street
Milwaukee, WI 53204

C B G A

2001 JUL -1 AM 9:30

June 26, 2001

City of Milwaukee
Department of Administration
Community Block Grant Administration
Room 606, City Hall, 200 E. Wells Street
Milwaukee, WI 53202
Ms. Juanita Hawkins

RE: Activity Description
Modjeska Theatre Co. (LID)

Project/Grant
CD5350170326

Dear Ms. Hawkins,


The Modjeska Theatre staff wishes to extend our gratitude, once again, for the above-mentioned grant. We have been working feverishly on the master plan for the complete renovation of the theatre, including the bathrooms. Our architects are working on these comprehensive plans at this time and we hereby request an extension of our Community Block Grant Project until April 2002.

The master plan will restore the original grandeur to this diamond in the rough. The Modjeska was originally built in 1910, however in 1923 a new and larger theatre was built and billed as "Milwaukee's Million Dollar Theatre". The master plan is being developed to expand the theatre and the ability to increase the services we can offer to this community. This renovation project will require many, many times the amount of the original "Million Dollar Theatre".

I have included our latest set of plans for the bathroom project; however, our architects and contractors require additional time to fulfill their planning and bidding obligations to us. According to Ms. Debra Lynch, our Project Manager at Engberg, Anderson Design Partnership, Inc. the enclosed set of plans are being reviewed within the firm and requests for proposals should be ready soon. We have another meeting with our architects scheduled for July 19, 2001.

Thank you for your assistance and please let us know if you need additional information. We appreciate your understanding and patience in this matter.

Sincerely,



Stewart Johnson
Owner, Modjeska Theater

Encl.



Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor

David R. Riemer
Director

Juanita Hawkins
Administration-Block Grant Director

July 25, 2001

Mr. Stewart Johnson
Modjeska Theater
1128 W. Mitchell Street
Milwaukee, WI 53204

Re: Large Impact Development Project

Dear Mr. Johnson:

I am writing in response to your request for an extension of your Community Development Block Grant LID project until April 2002.

The Community Development Committee awarded funds for \$90,000 July 12, 2000. Per the LID policy, the letter of intent you received for the grant has expired.

Due to the interest of other organizations in the very scarce LID dollars, many of whom have projects ready to move forward, the Community Development Committee may (but is not required to) grant an extension of time, or rescind these dollars and award them to other organizations. The Committee may (but is not required to) grant Modjeska a \$1 award to hold open the project for future funding consideration. The \$1 award will then remain open for three months; future funding consideration will be based on the availability of funds.

Your request will be scheduled for the July 31, 2001 CD Committee meeting. The meeting will be held in City Hall, room 301-B at 1:30 p.m.

A hard copy of this faxed letter will be mailed Thursday, July 26th, 2001. Please feel free to contact me should you have any questions.

Sincerely,

Juanita Hawkins
Director



"Dedicated to community-driven neighborhood renewal."

File-Lisbon/
Comm. Dev!
LLC 2001 <
cc: J.H.
G.M.

June 28, 2001

Programs & Services

- Anti-Crime Organizing
- Building Inspection Liaison
- Business Development
- Community Asset Building
- Community Center
- Community Organizing
- Home Buying Counseling
- Home Security & Lighting
- HomeSource Center
- LANDScapes
- Lead Organizing
- Minor Home Repair
- Neighborhood Planning
- Youth Action Council
- Youth Entrepreneurship

Juanita Hawkins, Director
 Community Block Grant Administration
 City Hall, Room 606
 200 East Wells Street
 Milwaukee, Wisconsin 53202

2001 JUN 28 PM 3:15

CBGA

Dear Ms. Hawkins:

Please accept this letter as a formal request by Lisbon Avenue Neighborhood Development and Community Village to extend its Large Impact Development project until November 2001. We have received the approval and support of Alderman Hines to provide the extension. In fact, Alderman Hines has been a critical part in the recent progress we have made in securing a Wendy's Restaurant minority franchisee, Junior Bridgman.

Board of Directors

- Darryl Johnson
CEO
- Toni Anderson
President
- Renee Hoover - Hicks
Vice President
- Jan Schlichting
Secretary
- Nutrina Brown
- Virgil George
- Leisa Hortman
- Lo Neng Kiatzikaysy
- Mark Mantyh
- Janine Owens
- Joseph Stephenson
- Gulana Wilson

Please find attached two documents that demonstrate the project's recent progress:

- **New site plan:** The new site plan includes two separate buildings each conforming to the principles of New Urbanism.
- **Letter of Intent:** The Letter of Intent is from Junior Bridgman's company, which serves as franchisee for Wendy's. Mr. Bridgman's company is aggressively pursuing central city sites throughout the City of Milwaukee. In addition to the Lisbon Avenue and North Avenue site, Mr. Bridgman is reviewing a site just south of Mitchell Street.

Throughout this process, Lisbon Avenue Neighborhood Development and Community Village have worked closely with the Endeavour Company, Alderman Hines and the City of Milwaukee Department of Development. Our combined efforts have resulted in the following:

- **Retail attraction:** The Department of City Development and the Endeavour Company have worked closely to encourage Wendy's to consider central city Milwaukee as an excellent market for their new format. Over the last two months, negotiations have been under way to secure a ground lease between our Limited Liability Corporation and Wendy's. Further, we have signed a listing agreement with Commercial Property Associates, one of Milwaukee's leading brokerage firms, to

Executive Director

Darryl Johnson

Associate Director

Jenise Terrell

Finance Manager

Cherrilyn Murray



tenant the second building. Through Commercial Property Associates, the project has attracted a strong interest from Playmakers, a Milwaukee-based athletic store.

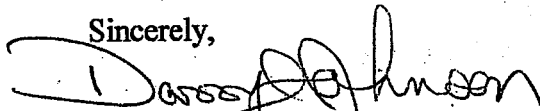
- **Design and Site Review:** We have started the review process with the Department of City Development regarding building and site design. Wendy's has shown a strong willingness to adapt its format so that it meets New Urbanist design requirements.

Over the next thirty days, we will sign a lease with Junior Bridgman's company and secure a Letter of Intent for the second retailer. Construction will start pending all design approvals immediately after the Junior Bridgman lease is signed.

I want to conclude by saying that this development process has been a great learning experience for the two organizations. Retail development is a time consuming process. As you are aware, we immediately had Hollywood Video signed to the project. However, a national corporate decision on their part impacting all their sites in the country halted construction. After Hollywood Video, a second retailer willing to sign a ten-year lease approached us. However, discussions with Alderman Hines and the community clearly stated that this retailer would not serve the immediate market needs of the community. Even with these setbacks, we continue to move forward on the project. We are excited that our development efforts will allow a minority-owned business to locate along North Avenue. Too often, our minority business operators miss out on our revitalization opportunities.

If you have any questions regarding the extension request or project details, please feel free to contact me at 344-1214.

Sincerely,



Darryl Johnson
Executive Director/CEO

Cc: Glen Mattison
Steven Adams



Department of Administration
Community Block Grant Administration
July 25, 2001

John O. Norquist
Mayor

David R. Riemer
Director

Juanita Hawkins
Administration—Block Grant Director

Mr. Darryl Johnson
Lisbon Avenue Neighborhood Development
1952 North 36th Street
Milwaukee, WI 53208

Re: Large Impact Development Project

Dear Mr. Johnson:

I am writing in response to your request for an extension of your Community Development Block Grant LID project until November 2001.

The Community Development Committee awarded funds for \$150,000 September 5, 2000. Per the LID policy, the letter of intent you received for the grant has expired.

Due to the interest of other organizations in the very scarce LID dollars, many of whom have projects ready to move forward, the Community Development Committee may (but is not required to) grant an extension of time, or rescind these dollars and award them to other organizations. The Committee may (but is not required to) grant LAND a \$1 award to hold open the project for future funding consideration. The \$1 award will then remain open for three months; future funding consideration will be based on the availability of funds.

Your request will be scheduled for the July 31, 2001 CD Committee meeting. The meeting will be held in City Hall, room 301-B at 1:30 p.m.

A hard copy of this faxed letter will be mailed Thursday, July 26th, 2001. Please feel free to contact me should you have any questions.

Sincerely,

Juanita Hawkins
Director

New Covenant Housing Corporation, Inc.



July 2, 2001

Ms. Juanita Hawkins
Block Grant Director
City of Milwaukee
Department of Administration
200 East Wells Street, Room 606
Milwaukee, WI 53202

RE: Northside/Southside LID Award
Acct. #CD5575170327

Dear Ms. Hawkins:

NCHC LID Allocations has a six-month sunset, that is approaching and NCHC would like to have an extension on our award.

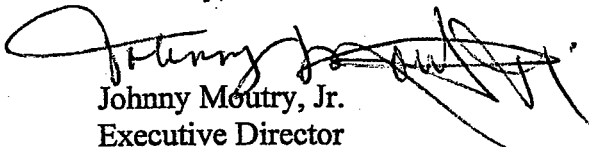
NCHC ask that you please extend our award to December 31, 2001. NCHC plans to rehab the property located at 3501 - 11 West North Avenue is moving forward. Your grant was given to purchase and rehab the building but because your funds cannot be used until all funding is in place, NCHC could not purchase the building.

NCHC have received a commitment from Legacy Bank and LISC to purchase the building, the closing is schedule for July 27, 2001. NCHC have completed the following: Market Study, Phase I Environmental, Inspection, Preliminary Arch Design by Biehn Construction and the Greater Milwaukee Foundation have committed to a \$50,000 grant for this project.

Other pending grant request: Milwaukee County (CDBG), Milwaukee County (Environmental), Helen Bader, Harley Davidson, Potawatomi, Fannie Mae Maxwell Grant, Fannie Mae Congressional Grant (\$350,000) and TID 40 CDBG.

The fore mentioned items are an indication of the continuing progress that NCHC have made on this project. In closing, NCHC look forward to the completion of this project. Thank you for your consideration.

Sincerely,


Johnny Moutry, Jr.
Executive Director

cc: Mr. Glen Mattison

2001 JUL -2 PM 4:54
CBGA



Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor

David R. Riemer
Director

Juanita Hawkins
Administration-Block Grant Director

July 25, 2001

Mr. Johnny Moutry, Jr.
New Covenant Housing Corporation
2331 North 39th Street
Milwaukee, WI 53210

Re: Large Impact Development Project

Dear Mr. Moutry:

I am writing in response to your request for an extension of your Community Development Block Grant LID project until December 31, 2001.

The Community Development Committee awarded funds for \$200,000 September 5, 2000. Per the LID policy, the letter of intent you received for the grant has expired.

Due to the interest of other organizations in the very scarce LID dollars, many of whom have projects ready to move forward, the Community Development Committee may (but is not required to) grant an extension of time, or rescind these dollars and award them to other organizations. The Committee may (but is not required to) grant New Covenant a \$1 award to hold open the project for future funding consideration. The \$1 award will then remain open for three months; future funding consideration will be based on the availability of funds.

Your request will be scheduled for the July 31, 2001 CD Committee meeting. The meeting will be held in City Hall, room 301-B at 1:30 p.m.

A hard copy of this faxed letter will be mailed Thursday, July 26th, 2001. Please feel free to contact me should you have any questions.

Sincerely,

Juanita Hawkins
Director

FUNDING REQUEST



L A C A U S A

Where Children and Families Come First

CBGA

2001 JUL 11 PM 2:13

June 18, 2001

Juanita Hawkins, Director
Community Block Grant Administration
200 E. Wells St., Room 606
Milwaukee, WI 53202

Dear Ms. Hawkins,

As you are aware, La Causa has completed most of the construction on the new building at 1643 S. 2nd St.. This facility will house wonderful programs for children and families. Also, it will enhance the appearance of the neighborhood with its colorful outside walls. It is certainly a children's place! La Causa was pleased to received a grant of \$160,466.00 in the year 2000 from the City of Milwaukee Large Impact Development Project. This grant has helped us with the building construction costs. Unfortunately, we have encountered environmental problems on the site and have to expend over \$350,000 for remediation. I am writing to request funds from the contingency or reprogramming fund to help relieve the cost we have accrued as a result of environmental issues. As of today, the approximate cost related to the contaminated soil are as follows:

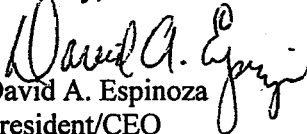
Landfill dumping charges	\$130,822.00
Trucking contaminated soil to landfill	\$105,358.00
Clean structural fill	\$ 78,800.00
Engineering expenses	<u>\$ 50,000.00</u>
TOTAL	\$364,980.00

Based on environmental study, phases 1 & 2, we had projected \$126,000.00 in expenses. Once construction began, they found additional contaminated soil which was not expected based on the environmental study. The cost to address this problem far exceeded what we had budgeted, \$126,000.00, and we still have a small portion of land that we must excavate from the site. We do not have a source of funds to cover these costs.

Milwaukee County is helping us with \$100,000.00 to cover these costs. We are respectfully requesting \$100,000.00 from the City of Milwaukee to match the County's dollars and thereby help us offset this unfortunate hardship.

Thank you for your consideration of this request. If you need additional information please contact me at 414-902-1511.

Sincerely,


David A. Espinoza
President/CEO

cc: Mayor John Norquist
Alderman Angel Sanchez ✓
Alderman Michael Murphy
Alderman Don Richards

LaCausa, Inc. • P.O. Box 04188, Milwaukee, WI 53204-0188 • Phone: (414) 647-5960, Fax: (414) 647-5974

Children's Trust Fund



June 22, 2001

Ms. Juanita Hawkins, Director
Community Block Grant
Administration
Room 606, City Hall
200 East Wells Street
Milwaukee, WI 53202



Re: CBGA Development Funding

Dear Ms. Hawkins:

I respectfully request funding in the amount of \$100,000 from the City of Milwaukee, CBGA, for the purpose of the development of the Latino Community Center, 807 South 4th Street. The funding will be used to cover costs related to the acquisition of the building and development phase costs that include architectural, legal, and consultation fees as well as staff time.

The Latino Community Center opened in January 2000 with programs that combine academic instruction with recreational activities, focusing on youth ages 6 to 18. In addition to activities that include arts and crafts, sports, intro to computer classes, hot meals, and Saturday morning tutoring, the LCC is the lead agency for the MPS Community Learning Center programs at Escuela Vieau School and Kagel Elementary School. Since opening its doors the center has offered programs and services to thousands of near south side youth and their families. Over 700 youth are currently enrolled in this summer's programs at the Latino Community Center.

A capital improvement project has been initiated for the renovation of the center's building at 807 S. 14th Street. This renovation, currently in the negotiation stage with MPS, will create six classrooms to accommodate the expansion of the Albert E. Kagel Middle School as part of the Neighborhood Schools Initiative. The renovation will also incorporate a science lab, art room, and a multi-purpose room (including serving kitchen) for music instruction and large meetings.

Central to the capital project will be the construction of Milwaukee's first inner-city indoor soccer complex that will feature multi-purpose spaces that can accommodate middle and high school regulation basketball courts, indoor soccer practice and competition soccer field, and multi-age weight rooms. The newly developed areas will allow the center to expand its programs to include a larger variety of activities to benefit area youth and their families.

Please contact me if there is any additional information you need, (414) 384-8140.

Sincerely,

A handwritten signature in black ink, appearing to read "Modesto Fontanez".

Modesto Fontanez,
Founder - Executive Director

Cc: Alderman Angel Sanchez

July 6, 2001

CBGA
2001 JUL 11 PM 2:12

Ms Juanita Hawkins
Director of Community Development Block Grant
City Hall, Room 606
200 E Wells Street
Milwaukee, WI 53202

Dear Ms. Hawkins;

South Town Points, a State Incorporated & Federal Certified 501, (c) 3 Community Based Organization serving an area bound by the Menomonee Valley to the North, Lincoln Avenue to the South, Port of Milwaukee to the East and 27th Street to the West is requesting reprogramming dollars to fund our Economic Development activities in this distressed area of the city.

We have been in existence for eight years and wish to hire a full time Economic Development Director to collaborate with the city's Department of City Development, and entrepreneurs who may want to come into the area.

We will identify the consumer needs and wants of the nearby residents by survey or statistical reference to approach qualifying business to invest in this area. This investment will improve the quality of life, increase property values and add vitality for the residents.

South Town Points is asking for \$25,000.00 to begin this investment activity.

Respectfully,



Jack Szymborski

STP Board Member



LIVING RECOVERY

2319 West Capital Drive - Milwaukee, WI. 53206
Phone 414-444-4712 * Fax 414-444-4679

File - Reprogram
2001

Dr. Gerald Sullivan, Medical Director * Jeb Platt, Clinical Director

July 9, 2001

Jaunita Hawkins
Community Block Grant Administrator

Dear Ms. Hawkins,

A revised request for monies is for simply the lead paint abatement and the winterization of the apartments. At no time are there any plans or any desire to evict the grocery store. They're an anchor and we have a good relationship with these people and have for 5 years so the concern about losing taxpaying revenue is unwarranted and because the people in Living Recovery work they are also taxpayers instead of draining public monies.

Respectfully,

Jeb Platt
Clinical Director

CBGA
2001 JUL 10 PM 2:03

PROJECT OVERVIEW

Wisconsin African American Women (WAAW) is requesting a \$100,000 LID grant to help purchase a building located at 3020 W. Vliet Street in NSP Area 11. This building will house the Women's Business Resource Center and Business Incubator. The Resource Center and Business Incubator will assist individuals needing job training and placement services and provide affordable office space and services to businesses. Cost-saving, shared services for businesses will include copy and fax machines, receptionist, and use of conference rooms and a banquet hall that are also available to the community.

Programs and activities offered by the Resource Center will include the following:

- **Career Center**

The career center will sponsor a job service that will provide assistance with job searches, resume writing, networking opportunities, interview tips, job coaching and training, job fairs and events. The center will also assist dislocated workers and individuals participating in the welfare to work program.

- **Business Development Services**

Business development services will provide participants with one-on-one technical assistance to review business plans, assist with applying for business loans and grants, assist with business certification, contract procurement, business opportunities and provide on-going management and technical support.

- **Entrepreneurial Training**

Training in this area will introduce participants, in a group setting, to a broad spectrum of business training presented by WAAW members and local business leaders and course instructors. Instructors will also help participants develop comprehensive business plans that include financial projections and a detailed market analysis.

- **Credit and Budget Counseling**

This program addresses basic personal finance issues, including budgeting skills, balancing a checkbook, understanding your credit report and managing debt. Participants will learn the importance of living within their means, while working to minimize personal debt, building savings and establishing a favorable credit history.

- **Financial Planning and Investing**

This activity will introduce participants to the world of financial investing. Topics covered will include, *How to Set Financial Goals-the First Steps Towards Building Wealth*, *How to Start an Investment Club* and *Retirement Planning and Investing*.

- **Personal Development Seminars**

Topics that will be covered include *Stress Reduction*, *Dressing for Success*, *Moving to the Boardroom* and *Balancing Work and a Successful Family Life*.

WAAW membership, which includes business leaders, corporate managers, seasoned entrepreneurs, accountants, lawyers and other professionals, will help conduct a number of the Resource Center's programs and activities. These individuals have made both a personal and financial commitment to the Center.

A number of local training programs and educational institutions will work with the Center personnel, including MATC's Workplace Education Program that provides basic skills training and GED and Apprenticeship preparation classes. Legacy Bank will offer financial seminars and homebuyer clinics. WAAW will also collaborate with the Lisbon Avenue Neighborhood Development Corp to identify residents and local businesses that could benefit from the services offered.

The Center will be managed by a full-time executive director who will be responsible for day-to-day operations. The director will be aided by a full-time administrative assistant and a part-time maintenance person. The total budget for the project is \$336,150 and the LID grant requested represents about 30% of this total.

A more detailed description of the project is attached.

Wisconsin African American Women, LTD

Project

Request For Grant for Project at 3020 W. Vliet Street Milwaukee, WI. 53208

Purchase Price \$300,000.00

Proposed Financial Package

<u>Sources</u>	<u>Amount</u>
WAAW, LTD	\$50,000.00
City of Milwaukee CBG Grant	\$100,000.00
Helen Bader Foundation, Inc.	\$50,000.00
LISC Grant	\$50,000.00
Legacy Bank Loan	\$50,000.00
<u>Total Project</u>	<u>\$300,000.00</u>

Operation Expenditure Sources

Milwaukee County Grant	\$25,000.00
State of Wisconsin Grant	\$100,000.00
City of Milwaukee Grant	\$50,000.00
<u>Total Grants</u>	<u>\$175,000.00</u>

Organization (see attachment)

Experience

WAAW, LTD will partnership with MATC and their Workplace Education Program and Legacy Bank Corp. to coordinate the curriculum for training programs (see attached proposal). Attorney Trina Dennis will also be Programs Director.

The Business Incubator will have an advisory board headed by Julius Morgan who has over ten-(10) years experience in this area.

DETAILED PROJECT DESCRIPTION

A. *LID Project Goals*

This project will accomplish each of the four goals established by the city for such projects. The business development services offered will help *enhance business development* by providing technical assistance to both existing local businesses and individuals who want to start a new business. Assistance in this area includes business plan development, help in applying for business loans, grants and business certifications and contract procurement.

New business start-ups aided by the Center and/or housed in the Business Incubator will *create jobs*. In addition, the operations of the Center will create two full-time and one part-time job.

The new businesses created will provide *new tax revenues*.

The project offers a number of services that will help to *improve the quality of life for area residents*, including assistance securing training and employment, credit and budget counseling, financial planning and personal development seminars

B. *Neighborhood Strategic Plan Consistency*

This project is consistent with and will help to implement the following *Economic and Business Development* goals that are established in the Neighborhood Strategic Plan for Area 11:

1. Increase the economic opportunities of residents by increasing access to education, training and employment.
2. Increase resident opportunities for self-employment
3. Develop strategy to open the three commercial strips (Lisbon Avenue, North Avenue and Vliet Street) to large and small businesses.

Objective 1: Identify property on the three commercial strips that can be developed for business activity.

C. *Neighborhood Input*

Project design was influenced by the goals and objectives that residents established in their neighborhood strategic plan for the area. LAND, the planning coordinating agency for the area, was also consulted to better understand how the project could be tailored to the needs of residents.

D. NA

E. NA

F. Documentation of site control and a phase 1 environmental are attached.

G. This project will be sustained on an ongoing basis by membership dues, fundraising, foundation contributions and rents. (See attached budget for details.)

H. An implementation time line is attached.

LARGE IMPACT DEVELOPMENT FUND

POLICY

LARGE IMPACT DEVELOPMENT FUND POLICY

Funds Available: \$

Minimum Allocation: \$ 100,000.00

Program Description:

The Large Impact Development Fund (LID) is designed to foster new Physical Development Projects in Milwaukee CDBG neighborhoods which:

- Enhance Business Development
- Create Jobs
- Provide New Tax Revenues
- Improve the Quality of Life for Area Residents

Qualifying Criteria:

Large Impact Development Funds can only be spent on Physical Development Projects (Bricks and Mortar), sponsored by nonprofit (501 (c) (3) corporations that meet all of the following criteria:

- Accomplishes one of more of the four goals noted above (Enhance Business, Create Jobs, Increase Tax Revenues, Provide a Benefit to Area Residents); and,
- Is consistent with applicable Neighborhood Strategic Plans; and,
- Documents resident input into the project design; and,
- Involves significant project partnerships; and,
- Leverages significant private sector dollars (or non city public sector dollars); and,
- Is one part of a Comprehensive Revitalization Strategy in a limited geographic area (i.e., Cluster Development or Targeted Investment Neighborhood -TIN- Strategy); and,
- Demonstrate long term self sufficiency without additional CDBG funds.

Note the following:

- Equity interest must be accompanied by a certified statement from a lending institution indicating the cash value of the equity for the project.
- A ratio of private funds to LID funds must be expressed in percentages. Greater weight will be given to projects using a smaller percentage of LID funds as part of the total financial package.
- If a project receives 50% or more of the LID funding as part of the overall budget, the balance of the total development costs committed/secured is required at six months. CBGA may then grant a three-month extension.

- A project receiving less than 50% LID funding will require 85% of total development costs committed/secured at six months. A three-month extension is then possible.
- At six months, evidence of site control or city commitment to project, must be documented. Evidence of Site Control would include:
 - a) Closing Statement
 - b) Deed
 - c) Letter of commitment or other document from a city entity recognizing this project.

Upon funding by the Community Development Committee and the Common Council, Community Block Grant Administration will:

- Provide a letter of intent to future LID projects that do not have matching funds at the time of award.
- The letter of intent will remain open for six months, from the date of Common Council approval, and an additional 10 days.
- If the CDBG funds are not matched in six months, the Community Development Committee of the Common Council may grant an organization an extension of time.
- An applicant would have to reapply for LID funds under a publicly announced LID allocation cycle.