



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission  
NIDC

**Rocky Marcoux**  
Commissioner

**Martha L. Brown**  
Deputy Commissioner

October 30, 2006

Ald. Michael D'Amato  
Chair, Zoning & Neighborhood Development Committee  
City Hall, 200 East Wells Street, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

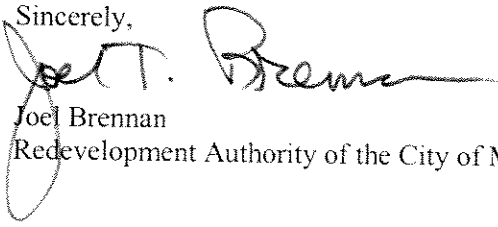
Dear Chair D'Amato:

I have attached for your review a letter from Mr. Elmer Winter, co-Founder and President of Manpower, regarding the creation of a Tax Incremental Financing District (TID) for the Metcalfe Park Neighborhood. Please feel free to include in the file for this matter when it comes before your Committee for consideration. The Redevelopment Authority adopted the project plan for the Metcalfe Park TID at its October 19 meeting.

As you know, Mr. Winter has devoted many years of his life to making our city a better place to live. With endeavors like this one, we only scratch the surface of overcoming the challenges that we face in certain parts of our city, but our efforts give people like Mr. Winter the opportunity to do even more good in their corners of the community.

Feel free to contact me with any questions you may have. Maria Prioletta of my staff is directing this project and will also be available to answer any questions you may have as this project makes its way through your Committee and the full Council.

Sincerely,

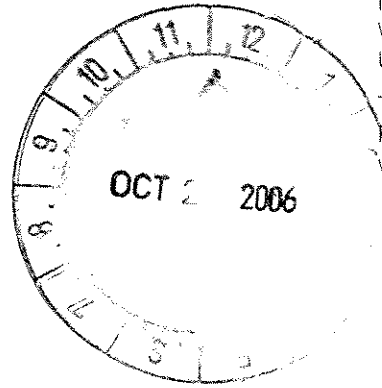
  
Joel Brennan  
Redevelopment Authority of the City of Milwaukee



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October 11, 2006

Mr. Joel Brennan  
Assistance Executive Director/Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Brennan:

I have your notice of October 2, 2006, relative to the possibility of creating a Tax Increment District for the Metcalfe Park Initiative. I strongly encourage you to look with favor upon this proposal. It is needed for the area because of the low level of housing that exists.

I have been heavily involved, on behalf of the Elmer & Nannette Winter Family Foundation, for three years in a broad-based program to revitalize the Metcalfe Park area. Having been born in an area near 6<sup>th</sup> and Walnut many years ago, I have a strong feeling about the neighborhood particularly since Charlie Young was killed by ten young people close to where I was born 94 years ago.

I do want to call your attention to the fact that there are a number of companies in Metcalfe Park that pay a substantial amount of real estate taxes to the City of Milwaukee ... some \$370,448.80 in 2005 ... as per copy of exhibit attached. I believe the folks in this area need the support of the City in the rebuilding of the area.

My major interest is to provide jobs for those who live in the area. I was the co-founder and President of Manpower for over 28 years and know that good housing requires assistance from the City in an area of this type as a condition to creating jobs which Mayor Barrett and others point out as being so necessary.

Please help the residents of this area in getting the necessary assistance from the City of Milwaukee.

Very truly yours,

Elmer L. Winter  
Past President  
ELW:bd  
Enclosure

PS: We operate  
(1) Youthpower with Mayor Barrett  
(2) Elmer Winter Career Center at  
The Fitzsimmons Boys & Girls  
Club on North Avenue

11/7/05

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### Metcalfe Park

<u>Company</u>	<u>2005 Assessed Valuations</u>	<u>2004 Real Estate Taxes Paid</u>
Master Lock 2403 N. 32 <sup>nd</sup> - 2540 N. 33 <sup>rd</sup>	\$1,892,600	\$ 48,850.61
Capital Stampings 2700 W. North Ave.	\$3,399,100	\$ 89,751.75
Walgreens 2727 W. North Ave.	\$1,998,000	\$ 53,444.60
Jewel Osco 2355 N. 35 <sup>th</sup> Street 3608 W. North Ave. 3614 W. North Ave.	\$5,857,800	\$152,245.87
WE Energies  3100 W. North Ave.	\$0	\$ 351.00
Lena's 2322 W. Oak Street	\$ 263,000	\$ 7,323.09
Fred's Ornamental Doors 3123 W. North Ave.	\$ 159,000	\$ 4,824.97
Subway 3420 - 3434 W. North Av.	\$ 400,000	\$ 14,004.40
<b>Totals</b>	<b>\$14,369,500</b>	<b>\$370,448.80</b> ✓