



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, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Amy Hefter, 286-2290,
ahefte@milwaukee.gov

Monday, January 30, 2012

9:00 AM

Room 301-B, City Hall

1. [111328](#) Reappointment of Richard Burmester to the Business Improvement District Board #37 (30th Street Industrial Corridor) by the Mayor. (15th Aldermanic District)
Sponsors: THE CHAIR

2. [111327](#) Appointment of Biaya Kadima to the Business Improvement District Board #28 (North Avenue Gateway) by the Mayor. (15th Aldermanic District)
Sponsors: THE CHAIR

3. [111330](#) Reappointment of John Sendik to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (3rd Aldermanic District)
Sponsors: THE CHAIR

4. [111331](#) Reappointment of Brett Grasse to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (6th Aldermanic District)
Sponsors: THE CHAIR

5. [111285](#) Resolution amending Resolution File Number 110125 relating to the donation of property for the implementation of the recommendations of the Milwaukee City Hall Historical Exhibit Work Group.
Sponsors: Ald. Bohl

6. [111302](#) Resolution authorizing attendance at meetings of the National League of Cities' International Council.
Sponsors: THE CHAIR

7. [111226](#) A substitute ordinance relating to the implementation of the small business development program.
Sponsors: Ald. Hamilton

8. [111256](#) Communication from the Department of City Development relating to achievements of the

2011 Healthy Neighborhoods Initiative.

Sponsors: THE CHAIR

9. [111293](#) Resolution authorizing environmental testing, remediation and demolition on brownfield properties from the Development Fund and the Brownfield Program.

Sponsors: Ald. Davis

10. [111329](#) Appointment of Jerry Roberts to the Business Improvement District Board #37 (30th Street Industrial Corridor) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

--- May be placed on file as no longer necessary.

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

Common Council members who are not members of this committee may attend this meeting to participate or to gather information. This meeting may constitute a meeting of the Common Council or any of its standing committees although no formal action will be taken at this meeting.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For assistance contact the Legislative Services ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

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Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at www.milwaukee.gov/lobby.



Legislation Details (With Text)

File #: 111328 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Richard Burmester to the Business Improvement District Board #37 (30th Street Industrial Corridor) by the Mayor. (15th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 37

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

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111328

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Richard Burmester to the Business Improvement District Board #37 (30th Street Industrial Corridor) by the Mayor. (15th Aldermanic District)

Drafter

Mayor

TB

1/18/12

January 18, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint Richard Burmester of the Master Lock Company, 2600 North 32nd Street, Milwaukee, Wisconsin 53210 to the Business Improvement District 37. This reappointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 050709. The 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 black ink that reads "Tom Barrett". The signature is written in a cursive style with a large, sweeping initial "T".

Tom Barrett
Mayor

Richard Burmester
2600 N. 32nd St.
Milwaukee, WI. 53210
Master Lock Company



January 2006 to Present.

Member of Bid # 37 Board.

October 2004 to Present.

Shipping & Receiving Supervisor at the Milwaukee Master Lock facility.

December 2003 to October 2004.

Security Supervisor & Facilities at the Oak Creek office facility.
Duties included the transition of the American Lock business to the Milwaukee facility.

February 1991 to December 2003.

Security Supervisor & Facilities at the Milwaukee facility.
My essential duties & responsibilities were to provide training and leadership to the Security staff to protect company and employee property along with the facility from improper entry, theft, fire and other forms of damage or loss. Coordinate and monitor the Security staff on physical security, access control, fire protection and emergency procedures.
Coordinate periodic inspections or regulatory inspections from insurance co., municipalities, and corporate people, and maintain required records for these inspections. Maintain fire protection equipment.

May 1990 to February 1991

Lead Security officer at the Milwaukee facility.

Conducted same duties as Security Supervisor.

October 1980 to May 1990

Security Officer at the Milwaukee facility.



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



Office of the City Clerk

Re: Reappointment of Richard Burmester to the Business Improvement District Board #37 (30th Street Industrial Corridor) 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 on January 30, 2012.

- Number of meetings held: 30
- Number of meetings attended: 29
- Number of excused absences: 1
- Number of unexcused absences: 0

Please return this information to Char Rodriguez, Administrative Services Specialist or Crodri@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,
RONALD D LEONHARDT

BID #37 had 30 meetings from the start of Dick Burmester's term to today.
Dick Burmester has attended 29 of those meetings, with one excused absence.
Dick Burmester has no unexcused absences.



Legislation Details (With Text)

File #: 111327 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Biaya Kadima to the Business Improvement District Board #28 (North Avenue Gateway) by the Mayor. (15th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 28

Attachments: Appointment Letter, Resume, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111327

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Biaya Kadima to the Business Improvement District Board #28 (North Avenue Gateway) by the Mayor. (15th Aldermanic District)

Drafter

Mayor

TB

1/19/12

January 18, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Biaya Kadima, 3405 West North Avenue, Milwaukee, Wisconsin 53208 to the Business Improvement District 28 (North Avenue Gateway). This appointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 020830. The term will commence upon taking of the oath of office.

I trust this appointment 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.

Tom Barrett
Mayor

Biaya Kadima

Milwaukee, WI

Cell: 414-426-6562

Email: Biaya.Kadima10@gmail.com

Career Goal

To utilize my education in Computer Science/business and experience in barbering/cosmetology as a vehicle to become an entrepreneur in the professional industry

Education:

2011 **Milwaukee Area Technical College**
Barber Cosmetology (diploma/apprentice program)

1996-2000 **Concordia University**
Major: Computer Science
Minor: Business

1992-1996 **Milwaukee Rufus King Highschool**

Professional Experience:

2007-current **Douglee's Hair on North/Redlef Hair Designs/Willie D's Hair Doctors**
Master Barber

- Specialized in creating unique haircuts and designed styles
- Mastered the art of fades and designs
- Built large barbering client base
- Obtained knowledge and experience of salon business industry

2003-2005 **PCMall Business Solutions**

- Sold network computers to small and medium businesses
- Prepared pc sales quotes to businesses
- Managed business sales accounts
- Built relationships with vendors and LAN techs

1999-2002 **M&I Data Services (Metavante)**
Internet Banking Technical Support Representative

- Assisted clients on inbound calls regarding internet banking software
- Consulted clients with internet banking technical issues
- Installed software on company computer systems

Reference

Hafeezah Ahmad

State of Wisconsin Department of Workforce Development

Apprenticeship Training Representative

Bureau of Apprenticeship Standards

(414) 227-4973

Email: hafeezah.ahmad@dwd.wisconsin.gov



Legislation Details (With Text)

File #: 111330 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of John Sendik to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 41

Attachments: Appointment Letter, Attendance Record, Biography, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111330

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of John Sendik to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (3rd Aldermanic District)

Drafter

Mayor

TB

1/18/12

January 18, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to make the following reappointments to the Business Improvement District 41
(Downer Avenue):

John Sendik
2643 North Downer Avenue
Milwaukee, Wisconsin 53211

Brett Grasse
116 East Pleasant Street, Suite 2S1
Milwaukee, Wisconsin 53212

Mike Eitel
1401 East Brady Street
Milwaukee, Wisconsin 53202

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes and
Common Council Files 080209 and 080843. The term will commence upon taking of the oath of
office.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Tom Barrett". The signature is written in a cursive style with a large, sweeping initial "T".

Tom Barrett
Mayor



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



Office of the City Clerk

Re:111330 - Reappointment of John Sendik to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (3rd 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 on January 30, 2012.

- Number of meetings held: 13
- Number of meetings attended: 10
- Number of excused absences: 3
-
- Number of unexcused absences:

Please return this information to Char Rodriguez, Administrative Services Specialist or Crodri@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,
RONALD D LEONHARDT

Ronald D Leonhardt

Ronald D Leonhardt

John Sendik

Experience

The Sendik family has operated Sendik's on Downer Avenue since 1926. John is a 5 th generation Sendik and has over 30 years of experience with Sendik's and presently operates three grocery stores for Sendik's Markets.

Community Service

John is an active member of several organizations:

Board Member for Froedtert Hospital

US Golf Tournament Board Member

Marquette High School Board Member

2008 ADDAM Dealers Ball

College

Marquette University

Milwaukee

Western Illinois

Hamilton University

Family

Wife Mary Ann

Five Children



Legislation Details (With Text)

File #: 111331 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Brett Grasse to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 41

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

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111331

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Brett Grasse to the Business Improvement District Board #41 (Downer Avenue) by the Mayor. (6th Aldermanic District)

Drafter

Mayor

TB

1/18/12

January 18, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to make the following reappointments to the Business Improvement District 41
(Downer Avenue):

John Sendik
2643 North Downer Avenue
Milwaukee, Wisconsin 53211

Brett Grasse
116 East Pleasant Street, Suite 2S1
Milwaukee, Wisconsin 53212

Mike Eitel
1401 East Brady Street
Milwaukee, Wisconsin 53202

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes and
Common Council Files 080209 and 080843. The term will commence upon taking of the oath of
office.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Tom Barrett". The signature is written in a cursive style with a large, sweeping initial "T".

Tom Barrett
Mayor



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



Office of the City Clerk

Re:111331 - Reappointment of Brett Grasse to the Business Improvement District Board #41 (Downer Avenue) 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 and Economic Development Committee Meeting on January 30, 2012.

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- Number of meetings attended: 10
- Number of excused absences: 3
-
- Number of unexcused absences:

Please return this information to Char Rodriguez, Administrative Services Specialist or Crodri@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,
RONALD D LEONHARDT

Ronald D Leonhardt

Ronald D Leonhardt

Brett Grasse

Principal

Lighthouse Development Company, LLC

Privately Held; 1-10 employees; Real Estate industry

January 1998 – Present (14 years 1 month)

Lighthouse develops and invests in properties across product sectors. Focus is on urban/pedestrian environments and value-added transactions.

Multifamily Loan Production

Freddie Mac

Public Company; 5001-10,000 employees; FRE; Financial Services industry

1995 – 1997 (2 years)

Responsibility for multifamily loan production in several markets within 13-state region.

Deals included single asset, portfolio, tax-credit and securitized swap transactions.

Development Associate

Amli Realty Co

1992 – 1994 (2 years)

Pursued and structured land sale and build-to-suit opportunities in suburban Chicago business parks, including Spring Lake, Windham Lakes, Plainfield Industrial and Tollway Park of Commerce.

Assisted in management and projected cash flow for portfolio of single and multi-tenant buildings.

Development Analyst

Universal Medical Buildings

1989 – 1991 (2 years)

Met with local hospital executives and surveyed competing buildings nationwide to determine rental rates, age, occupancy rates, operating expenses, ownership opportunities and local growth areas. Produced feasibility reports (100+ projects with values from \$10 - \$80 million), loan requests and final contract documents. Analyzed interest rate/vacancy sensitivity and parking structure economics. Evaluated opportunities for building rehabilitation and refinancing.

Brett Grasse's Education

University of Wisconsin-Madison

BBA, Real Estate/Urban Land Economics, Marketing

1983 – 1988



Legislation Details (With Text)

File #: 111285 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution amending Resolution File Number 110125 relating to the donation of property for the implementation of the recommendations of the Milwaukee City Hall Historical Exhibit Work Group.

Sponsors: ALD. BOHL

Indexes: CITY HALL, DONATIONS, HISTORIC PRESERVATION

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111285

Version

ORIGINAL

Reference

100146, 101121, 110123, 110125

Sponsor

ALD. BOHL

Title

Resolution amending Resolution File Number 110125 relating to the donation of property for the implementation of the recommendations of the Milwaukee City Hall Historical Exhibit Work Group.

Analysis

Resolution File Number 110125, adopted July 26, 2011, directed City departments to implement the recommendations of the Milwaukee City Hall Historical Exhibit Work Group and accept up to \$100,000 in private contributions for exhibit-related activities. This resolution further authorizes the acceptance of property donations of up to \$100,000 in value.

Body

Whereas, The Common Council created a Milwaukee Historic Exhibit Work Group by Resolution File Number 100146, adopted July 7, 2010; and

Whereas, Resolution File Number 100146 directed that the work group submit its findings to the Common Council within 4 months of the adoption of the resolution; and

Whereas, Resolution File Number 101121, adopted December 21, 2010, extended the activities of the work group to May 1, 2011; and

Whereas, Resolution File Number 110123, adopted May 24, 2011, further extended the activities of

the work group to August 1, 2011; and

Whereas, Resolution File Number 110125, adopted July 26, 2011, directed City departments to implement the recommendations of the work group and the acceptance and expenditure of up to \$100,000 in private contributions for exhibit-related activities; and

Whereas, Businesses have shown interest in donating property items for exhibit-related activities; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Resolution File Number 110125, adopted July 26, 2011, is amended by adding the following "Further Resolved" clause:

"Further Resolved, That the City Clerk's Office may accept private contributions of property up to a value of \$100,000 for exhibit-related purposes."

Requestor

Drafter

LRB136595-1

Mary E. Turk

1/10/12



Legislation Details (With Text)

File #: 111302 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution authorizing attendance at meetings of the National League of Cities' International Council.

Sponsors: THE CHAIR

Indexes: CONVENTIONS

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111302

Version

ORIGINAL

Reference

091287

Sponsor

THE CHAIR

Title

Resolution authorizing attendance at meetings of the National League of Cities' International Council.

Analysis

This resolution authorizes Ald. Joe Davis, Sr. to attend meetings and to travel on official National League of Cities business related to his role as Vice-Chair of the International Council, with funding for costs expended from the Economic Development Committee Fund Special Purpose Account.

Body

Whereas, Ald. Joe Davis, Sr., currently serves on the National League of Cities (NLC) International Council; and

Whereas, Ald. Joe Davis, Sr., has been appointed Vice-Chair of the NLC's International Council; and;

Whereas, The International Council provides advice and direction to NLC's International Programs; and

Whereas, It is a significant honor for the City of Milwaukee to have a member of its Common Council

selected for this important post in the national organization that represents the interests of cities throughout this nation; and

Whereas, Participation on the NLC International Council will require the expenditure of funds for travel, lodging and related expenses; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Common Council authorizes the participation of Ald. Joe Davis, Sr., as member of the NLC's International Council; and, be it

Further Resolved, That the City Clerk is authorized to expend funds from the Economic Development Committee Fund Special Purpose Account (Account Number 0001-1310-S123-006300) for travel, lodging and per diem expenses related to Ald. Davis' attendance and participation at meetings of the NLC's International Council and related official NLC business related to his role as Vice-Chair of the International Council; and, be it

Further Resolved, That Resolution File Number 091287, adopted on February 2, 2010, relating to previous authorization for attendance at meetings of the NLC's Board of Directors and International Council, is rescinded.

Requestor
City Clerk's Office
Drafter
LRB136603-2
Amy E. Hefter
1/12/2012



Legislation Details (With Text)

File #: 111226 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 12/20/2011 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: An ordinance relating to the implementation of the small business development program.

Sponsors: ALD. HAMILTON

Indexes: BUSINESS DEVELOPMENT

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
12/20/2011	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
111226
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. HAMILTON
Title

A substitute ordinance relating to the implementation of the small business development program.

Sections
370-1 rc
370-23 am
370-25-9 cr

Analysis

This ordinance implements an additional certification requirement for a small business enterprise in the city's small business enterprise program. This requirement is that the business shall be at least 51% owned, operated and controlled by one or more individuals at a disadvantage. An individual at a disadvantage means a person who is at an economic disadvantage, who is a citizen or lawful permanent resident of the United States and who is experiencing substantial difficulty in achieving business-related success in the Milwaukee metropolitan area as a result of at least 3 of the following:

1. At a disadvantage with respect to business location.
2. At a disadvantage with respect to education.
3. At a disadvantage with respect to employment.
4. At a social disadvantage.

Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 370-1 of the code is repealed and recreated to read:

370-1. Definitions. In this chapter:

1. **AFRICAN-AMERICAN** means a person having origins in any black racial group of Africa.
2. **ASIAN-AMERICAN** means a person having origins in any of the original people of the Far East, Southeast Asia or the Indian subcontinent.
3. **AT A DISADVANTAGE WITH RESPECT TO BUSINESS LOCATION** means location within an enterprise zone within the Milwaukee metropolitan area for a period of not less than one year of the applicant's principal office and business of which the applicant is the sole owner or one of the owners and a principal operator.
4. **AT A DISADVANTAGE WITH RESPECT TO EDUCATION** means failure to attain a high school degree or its equivalent for good reason or attendance in schools which have repeatedly achieved ratings below national, state and community averages in educational standards, educational standardized test scores and student grade point averages.
5. **AT A DISADVANTAGE WITH RESPECT TO EMPLOYMENT** means a pattern of nonachievement in hiring, promotion and other aspects of employment advancement due to factors beyond the individual's reasonable control, a lack of current knowledge and skills necessary for employment, career advancement or consistent earning of average annual income below the median income level of adults of comparable age in this city.
6. **AT A SOCIAL DISADVANTAGE** means an applicant's experience of substantial difficulty in attaining employment or business success at least in part due to location of the individual's residence and lack of mobility, physical handicap or other causes beyond the individual's reasonable control.
7. **AT AN ECONOMIC DISADVANTAGE** means an inability to compete in the free enterprise system due to diminished capital, credit or bonding opportunities. Factors which will be considered as an indication that an individual has been economically disadvantaged include, but are not limited to, failure to accumulate adequate business capital or obtain sufficient credit to start or support a going business concern, failure to acquire business-related credit or bonding under terms or circumstances as favorable as those generally experienced by nondisadvantaged individuals, consistent failure to receive awards or bids of governmental contracts despite competitive pricing or other similar factors which have disadvantaged the applicant in the development of a business.
8. **CONSTRUCTION** means the erection, rehabilitation, alteration, conversion, extension, demolition or repair of improvements to real property, including facilities providing utility service and includes the supervision, inspection and other on-site functions incidental to construction.
9. **CONTRACT** means a binding agreement by which the city is committed to expend or does expend its funds or other resources for in connection with any of the following purposes:
 - a. Construction of any public improvements.
 - b. Purchase of any personal property.

- c. Purchase of any services, goods or supplies.
- d. Lease of any personal or real property.
- e. Concession agreements whereby the city grants a specific permission, privilege or license.

10. CONTRACTING DEPARTMENT means any city department, agency, board or commission that has contracting responsibilities.

11. CONTRACTOR means a separate and distinguishable business entity participating or seeking to participate in the performance of a contract.

12. ENTERPRISE ZONE means an area within the Milwaukee metropolitan area for which an application for designation as an enterprise zone has been submitted to, or has been designated by, the United States secretary of housing and urban development as an enterprise zone under 42 U.S.C., ss. 11501, et seq., as amended, or similar area designated disadvantaged by the common council.

13. HISPANIC-AMERICAN means a person of Spanish or Portuguese culture with origins in Cuba, Puerto Rico, Mexico, South or Central America, regardless of race.

14. INDIVIDUAL AT A DISADVANTAGE means a person who is at an economic disadvantage, who is a citizen or lawful permanent resident of the United States and who is experiencing substantial difficulty in achieving business-related success in the Milwaukee metropolitan area as a result of at least 3 of the following:

- a. At a disadvantage with respect to business location.
- b. At a disadvantage with respect to education.
- c. At a disadvantage with respect to employment.
- d. At a social disadvantage.

15. JOINT VENTURE means an association of 2 or more persons or businesses carrying out a single business enterprise for profit for which purpose they combine their property, capital, efforts, skills and knowledge.

16. MANAGER means the manager of the office of small business development.

17. MILWAUKEE METROPOLITAN AREA means the counties of Milwaukee, Ozaukee, Washington and Waukesha.

18. MINORITY means an individual who is African-American, Asian-American, Hispanic-American or Native American.

19. MINORITY BUSINESS ENTERPRISE means a business that has been certified by the office of small business development based on the requirements specified in s. 370-13.

20. NATIVE AMERICAN means a person having no less than 1/16th percentage origin in any of the Native-American tribes as recognized by the U.S. department of the interior, bureau of Indian affairs.

21. OWNED, OPERATED AND CONTROLLED means a business which is one of the following:
a. A sole proprietorship legitimately owned, operated and controlled by a minority, woman or individual at a disadvantage.

- b. A partnership or joint venture legitimately owned, operated and controlled by individuals who are minorities, women or individuals at a disadvantage and who own at least 51% of the beneficial ownership interests in the enterprise and who hold at least 51% of the voting interests of the enterprise.
- c. A corporation legitimately owned, operated and controlled by one or more individuals who are a minority, woman or individual at a disadvantage and who own at least 51% of the outstanding shares and who hold at least 51% of the voting interests of the corporation.

22. PHYSICAL BUSINESS ADDRESS means owned or leased real property within the geographical boundary of the Milwaukee metropolitan area. Post office box numbers shall not suffice to establish compliance. A residential address may suffice to establish compliance, but only if the business does not own or lease other real property.

23. SMALL BUSINESS ENTERPRISE means a business that has been certified by the office of small business development based on the requirements specified in s. 370-25.

24. WOMAN BUSINESS ENTERPRISE means a business that has been certified by the office of small business development based on the requirements specified in s. 370-19.

Part 2. Section 370-23 of the code is amended to read:

370-23. Creation. There is created a small business enterprise program to assist and protect the interests of individuals >>at a disadvantage<< owning, operating and controlling small businesses to promote and encourage full and open competition in the city, and to enhance opportunities for individuals who are at an economic disadvantage to successfully compete in a free market as independent business owners. The program shall apply to all contracts and shall include the taking of steps to increase the participation of small business enterprises, assisting in small business enterprise development programs and the identification and elimination of barriers that deny small business enterprises equal opportunity.

Part 3. Section 370-25-9 of the code is created to read:

370-25. Certification Requirements for a Small Business Enterprise.

9. The business shall be at least 51% owned, operated and controlled by one or more individuals at a disadvantage.

LRB
APPROVED AS TO FORM

Legislative Reference Bureau
Date:_____

Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

Requestor

Drafter

Mary E. Turk

1/24/12

LRB136287-2



Legislation Details (With Text)

File #: 111256 **Version:** 0

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

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Department of City Development relating to achievements of the 2011 Healthy Neighborhoods Initiative.

Sponsors: THE CHAIR

Indexes: NEIGHBORHOOD DEVELOPMENT, REPORTS AND STUDIES

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
111256
Version
ORIGINAL
Reference
101294
Sponsor
THE CHAIR
Title
Communication from the Department of City Development relating to achievements of the 2011 Healthy Neighborhoods Initiative.
Requestor

Drafter
CC-CC
dkf
1/6/12



Legislation Details (With Text)

File #: 111293 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution authorizing environmental testing, remediation and demolition on brownfield properties from the Development Fund and the Brownfield Program.

Sponsors: ALD. DAVIS

Indexes: DEMOLITIONS, DEVELOPMENT FUND, ENVIRONMENT

Attachments: Fiscal Impact Statement.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
111293
Version
ORIGINAL
Reference

Sponsor
ALD. DAVIS

Title
Resolution authorizing environmental testing, remediation and demolition on brownfield properties from the Development Fund and the Brownfield Program.

Analysis
This resolution directs the Department of City Development to proceed with a proactive program of testing and remediation of brownfield sites with redevelopment potential, utilizing \$700,000 of which \$200,000 was appropriated to the 2008 Development Fund for a private loan that did not materialize, and which \$500,000 was appropriated to the 2012 Brownfield Program, including \$250,000 for city-wide brownfields and \$250,000 for special assessments on properties located in the Menomonee Valley Industrial Center.

Body
Whereas, The City of Milwaukee ("City") has recognized that brownfield properties, whose use and redevelopment are complicated by actual or perceived environmental contamination, are an important factor affecting tax delinquency, blight and other development issues facing the City; and

Whereas, The Menomonee Valley Industrial Center ("MVIC") includes brownfield properties owned privately and by the Redevelopment Authority of the City of Milwaukee ("RACM") requiring special tax assessments in the approximate amount of \$250,000 per year; and

Whereas, State laws, particularly regarding municipal liability exemptions and cost recovery, allow the City to be more aggressive in dealing with brownfields with limited risk; and

Whereas, The City desires to take a proactive approach toward reclaiming brownfields and specifically provided funds to the Department of City Development's ("DCD") Development Fund for brownfield activities as a replacement for the previously existing Environmental Testing Subfund; and

Whereas, Environmental testing is important to demonstrate either that properties are clean or to define the extent of contamination so that property transactions and redevelopment may occur; and

Whereas, The additional funding will provide DCD with the tools and the flexibility needed to address brownfield sites, including assessment, remediation, demolition and other costs, across the spectrum of brownfield properties, including those on the "Do Not Acquire" List; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the City Comptroller is directed to transfer \$200,000 from the Development Fund Project Account No. 9900-UR03308000A to the Environmental Fund Account No. 1910-UR03393102; and, be it

Further Resolved, That the City Comptroller is directed to transfer \$500,000 from the Brownfield Program Project Account No. 9900-UR05112000A to the Brownfield Program Project Account No. 1910-UR05112000A; and, be it

Further Resolved, That these funds are designated for environmental testing, remediation, demolition and other costs (including tax foreclosure and special assessments) on city-wide, downtown and neighborhood brownfield properties; and, be it

Further Resolved, That the Commissioner of DCD is directed to enter into contracts and agreements necessary to carryout said brownfield testing, remediation and demolition in accordance with City policies and procedures and making use of the existing Phase II/Phase III City contracts as appropriate; and, be it

Further Resolved, That RACM is authorized to apply for, monitor and accept PECFA eligible remediation reimbursements; and, be it

Further Resolved, That PECFA reimbursements and net sales proceeds from properties tested and cleaned up through the Environmental Fund are provided to RACM to fund additional testing and remediation of city-wide brownfield properties.

Drafter
DCD:KD:kd
01/18/12/A



City of Milwaukee Fiscal Impact Statement

A **Date** 1/18/2012 **File Number** _____ **Original** **Substitute**

Subject Resolution authorizing environmental testing, remediation and demolition on brownfield properties from the Development Fund and the Brownfield Program.

B **Submitted By (Name/Title/Dept./Ext.)** Rocky Marcoux, Commissioner, DCD, x5800

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 **Charge To**

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

	Purpose	Specify Type/Use	Expenditure	Revenue	
E	Salaries/Wages		\$0.00	\$0.00	
			\$0.00	\$0.00	
	Supplies/Materials		\$0.00	\$0.00	
			\$0.00	\$0.00	
	Equipment		\$0.00	\$0.00	
			\$0.00	\$0.00	
	Services		\$0.00	\$0.00	
			\$0.00	\$0.00	
	Other	Environmental Fund - \$200,000; Brownfield Program - \$500,00		\$700,000.00	\$0.00
				\$0.00	\$0.00
	TOTALS		\$700,000.00	\$ 0.00	

F

Assumptions used in arriving at fiscal estimate. _____

G

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.

 1-3 Years 3-5 Years 1-3 Years 3-5 Years 1-3 Years 3-5 Years**H**

List any costs not included in Sections D and E above. _____

I

Additional information. _____

JThis Note Was requested by committee chair.

PROJECTS RECEIVING BROWNFIELD FUNDS
AWARDED TO THE CITY AND RACM

**WI Department of Natural Resources Site Assessment Grants (SAG) for assessment, tank pulls, demolition
2011 Applications (not funded due to discontinuation of state program)**

Address	Aldermanic District	Grant applied for	Match
3820 W. Center St.	15, Hines	\$30,000.00	\$12,000.00
3044 W. Lisbon Ave.	15, Hines	\$30,000.00	\$30,000.00
3034 W. Lisbon Ave.	15, Hines	\$30,000.00	\$15,600.00
3020 W. Fond du Lac Ave.	15, Hines	\$29,550.00	\$29,550.00
2529 W. North Ave.	15, Hines	\$30,000.00	\$15,600.00
201 W. Oklahoma Ave.	14, Zielinski	\$89,000.00	\$89,000.00
260 N. 12th St.	4, Bauman	\$80,000.00	\$80,000.00
4250 N. 35th St. Lot 1	1, Hamilton	\$99,990.00	\$99,990.00
Subtotal		\$418,540	\$371,740

Total Investment 2001 - 2010

Site Assessment Grant Awards	\$2,575,711
Match Funding	\$1,430,094
Private Funding Leveraged	\$331,430,000

United States Environmental Protection Agency Grants for Assessment, Cleanup, and Loan Fund

Total Awards 2002 - 2011

Assessment Grants	\$2,000,000	
Cleanup Grants	\$4,180,000	plus 20% match public investment
Revolving Loan Fund (RLF)	\$8,450,000	plus 20% match private investment
Match Funding (private and public)	\$2,236,000	
Private Funding Leveraged (RLF alone)	\$244,400,000	

Cleanup Grants requiring local match

Aldermanic District

522 W. North Ave.	6, Coggs
2227 N. 31st St.	15, Hines
31st & Galena	15, Hines
2055-63 N. 30th St.	15, Hines
104 E. Nash St.	6, Coggs
21st & Garfield	15, Hines
30th & North	15, Hines
1027 N. Edison St.	4, Bauman
Century City - Area D	7, Wade
Century City - Area F	7, Wade
143 E. Lincoln Ave.	14, Zielinski
Century City - Area B (applied for 2011)	7, Wade
Century City - Area C (applied for 2011)	7, Wade
Esser Paint (applied for 2011)	4, Bauman

Projects Funded by Development Fund 2007 - 2011

<u>Project</u>	<u>Aldermanic District</u>
35th & Hopkins - Bee Bus	1, Hamilton
7222 & 7318 W. Fond du Lac Ave	2, Davis
1101 E. Kane Place	3, Kovac
1136-46 E. North Ave	3, Kovac
823-33 E. Locust St.	3, Kovac
3009 N. Humboldt Blvd	3, Kovac
2403-05 W. Hopkins	4, Bauman
1027 N. Edison St.	4, Bauman
Hartung Quarry	5, Bohl
104 E. Nash St.	6, Coggs
3613 N. Palmer St	6, Coggs
1850 N. MLK Dr.	6, Coggs
528-32 W. North Ave	6, Coggs
3362-3400 N. MLK Dr.	6, Coggs
522 W. North Ave	6, Coggs
3362-3400 N. MLK Dr.	6, Coggs
3105 N. Richards St.	6, Coggs
2500-04 W. Center St.	7, Wade
Tower Outlots	7, Wade
2403-05 W. Hopkins	7, Wade
641 S. 29th St.	8, Donovan
6767 N. 60th St - Bacher Farms	9, Puente
7132 W. Bradley Rd	9, Puente
VA Hospital Grounds	10, Murphy
5129-33 W. North Ave	10, Murphy
407 N. Hawley Rd	10, Murphy
5129-33 W. North Ave	10, Murphy
6204 W. Appleton Ave	10, Murphy
1431 W. Becher St.	12, Witkoviak
S. 15th & Barnard Property	13, Witkowski
4135 S. 6th St	13, Witkowski
143 E. Lincoln Ave.	14, Zielinski
1726 S. Harbor Dr.	14, Zielinski
201 W. Oklahoma Ave	14, Zielinski
36th & North	15, Hines
3916 W. Lisbon Ave	15, Hines
1419 W. North Ave	15, Hines
Franklin Square	15, Hines
2501-15 W. Fond du Lac Ave	15, Hines
27th & North Ave	15, Hines
24th & North Ave	15, Hines
3048-50 W. Galena St.	15, Hines
2200 N. 32nd St	15, Hines
Josey Heights	15, Hines
2204-12 N. Teutonia Ave.	15, Hines
2867 N. 27th St.	15, Hines
2315 W. Garfield	15, Hines
17th & Center - New Village Development	15, Hines
2001 W. Fond du Lac Ave	15, Hines
2102 W. Garfield	15, Hines



Legislation Details (With Text)

File #: 111329 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 1/18/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Jerry Roberts to the Business Improvement District Board #37 (30th Street Industrial Corridor) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 37

Attachments: Appointment Letter

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111329

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Jerry Roberts to the Business Improvement District Board #37 (30th Street Industrial Corridor) by the Mayor. (4th Aldermanic District)

Drafter

Mayor

TB

1/18/12

January 18, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Jerry Roberts from the Helen Bader Foundation, 233 North Water Street #4, Milwaukee, Wisconsin 53202 to the Business Improvement District 37(30th Street Industrial) to replace Khary Pennebaker. This appointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 050709. The term will commence upon taking of the oath of office.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Tom Barrett". The signature is written in a cursive style with a large, sweeping initial "T".

Tom Barrett
Mayor