



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

ALD. JOE DAVIS, SR., CHAIR
Ald. Jose Perez, Vice-Chair
*T. Anthony Zielinski, Ald. Willie Wade, and Ald. Ashanti
Hamilton*
Staff Assistant, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Amy Hefter, 286-2290,
ahefte@milwaukee.gov

Monday, May 14, 2012

9:00 AM

Room 301-B, City Hall

1. [111639](#) Appointment of Amrit Patel to the Business Improvement District Board #4 (Historic Mitchell Street) by the Mayor. (12th Aldermanic District)
Sponsors: THE CHAIR
2. [111746](#) Appointment of Matt Leu to the Business Improvement District Board #26 (Menomonee Valley) by the Mayor. (12th Aldermanic District)
Sponsors: THE CHAIR
3. [120037](#) Appointment of Madeline Budny to the 8th Aldermanic District representative to the Youth Council.
Sponsors: THE CHAIR
4. [111638](#) Reappointment of Jeff James to the Business Improvement District Board No. 35 (Kinnickinnic River) by the Mayor. (14th Aldermanic District)
Sponsors: THE CHAIR
5. [111640](#) Reappointment of Dextra Hadnot to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
6. [111326](#) A substitute ordinance relating to small business participation requirements in city development agreements.
Sponsors: Ald. Hamilton
7. [111706](#) Communication from the Department of City Development relating to an annual report regarding compliance with the Community Participation Ordinance.
Sponsors: THE CHAIR
8. [111708](#) Communication from the Milwaukee Commission on Supportive Housing relating to its 2011 annual report.
Sponsors: THE CHAIR

9. [111636](#) Appointment of Keith Terry to the Business Improvement District Board #28 (North Avenue Gateway) by the Mayor. (15th Aldermanic District)

Sponsors: THE CHAIR

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

10. [111642](#) Reappointment of Kevin Kennedy to the Business Improvement District Board #21 (Downtown Management) 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.

Parking for persons attending City Hall meetings is available at reduced rates (5 hour limit) at the Milwaukee Center (southwest corner of E. Kilbourn Ave. and N. Water St.) Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.

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 #: 111639 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 3/20/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Amrit Patel to the Business Improvement District Board #4 (Historic Mitchell Street) by the Mayor. (12th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 04

Attachments: Appointment Letter, Resume, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/20/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111639

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Amrit Patel to the Business Improvement District Board #4 (Historic Mitchell Street) by the Mayor. (12th Aldermanic District)

Drafter

Mayor

TB

3/20/12

March 20, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Mr. Amrit Patel of A.P. Accounting, Inc & A.P. Foods, 1023 West Historic Mitchell Street, Milwaukee, WI 53204 to the Business Improvement District 4 (Mitchell Street Business Strip). This appointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council Files 890176 and 960578. 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

AMRIT N. PATEL
4858 S. 26TH. STREET
MILWAUKEE, WI 53221

BORN AND RAISED IN INDIA. D.O.B. 10/01/1944 AT OGNAJ, DIST:
AHMEDABAD, GUJARAT. INDIA

EDUCATION: Bachelor of Arts in Economics and Political Science.

WORK HISTORY IN INDIA:

District Organizer of Congress Seva Dal 1963 to 1972.

District Secretary, Ahmedabad District Congress committee.
1972 to 1977.

Owner: Bhagwat Petroleum, Gota. 1972 to Present. (Gas station).

U.S.A.

I came U.S.A. in June, 1978.

WORK HISTORY:

Owner: Honey Dip Donuts, from 1982 to 1989.

Owner: Marshall International from 1989 to 1992

Owner: A.P. Foods from 1992 to Present

President: A.P.Accounting, Inc. from 1996 to Present.

SOCIAL WORK:

President: India Culture Society. From 1984 to 1992 & 2001 to Present

President: Gujarati Samaj of Wisconsin from 2001 to Present.

Member: Governors Council on Asian Affairs from 1987 to 1995.

~~President: Asia Moon Festival 2007.~~



Legislation Details (With Text)

File #: 111746 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 4/11/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Matt Leu to the Business Improvement District Board #26 (Menomonee Valley) by the Mayor. (12th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 26

Attachments: Appointment Letter, Resume, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
4/11/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111746

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Matt Leu to the Business Improvement District Board #26 (Menomonee Valley) by the Mayor. (12th Aldermanic District)

Drafter

Mayor

tb

4/11/12

April 11, 2012

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Matt Leu, Cargill Regional Beef, 200 South Emmer Lane, Milwaukee, Wisconsin, 53233, to the Business Improvement District Board #26 (Menomonee Valley) replacing Pat Fitzgibbons. This appointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 990931 as amended by 051220. Mr. Leu's 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

Matthew A. Leu

200 S. Emmber Lane
Milwaukee, WI 53233

Phone (616) 916-4986
Email: matt_leu@cargill.com

Education

- Masters of Business Administration, Iowa State University (2007) Ames, IA
- GPA 3.5
- Bachelor of Science, Iowa State University (1999) Ames, IA
- Major: Animal Science GPA 2.8

Experience

Cargill, Inc.

General Manager, Cargill Regional Beef, Feb 2011- present Milwaukee, WI

- Manage 900+ stakeholder beef slaughter & processing facility
- Site responsibility encompassing Technical Services, Safety, Operations, Sales, Procurement, Finance, Engineering, HR
- Annual production volume of 365,000 head of beef
 - 100MM lb.+ grinds, balance of muscle cuts
- Member of Business Leadership Team
- Accountable for setting strategic direction for facility/business
- Site responsibility/accountability for food safety compliance
- Accountable for corporate and governmental compliance (USDA, OSHA, U.S. Dept. of Labor, etc.)
- Accountable for budgeting and financial performance of facility
- Responsible for fostering community involvement and corporate responsibility within the local community

Cargill, Inc.

Plant Manager, Cargill Kitchen Solutions, 2007-Feb 2011 Lake Odessa, MI

- Manage 145 stakeholder facility encompassing 3 shifts/115M# annual sales
- Senior on-site leader with accountability extending to Operations, HR, Quality Assurance, Engineering
- Member of the Business Leadership Team
- Develop/ensure food safety programs/compliance
- Provide strategic leadership for plant/BU
- Work with R&D, Sales to execute business initiatives
- Responsible for financial performance & accurate reporting of facility expenditures
- Create and manage facility budget
- Responsible for driving engagement of facility
- Responsible for Environmental, Operating, Safety Plans for facility
- Successfully implemented SAP as part of Wave 1 (In addition to Plant Mgr., served as a Subject Matter Expert)
- Responsible for safety performance of facility (Zero Lost-Time Injuries in Lake Odessa since March 3, 2000)

Cargill, Inc.

Superintendent, Cargill Kitchen Solutions 2005-2007

Mason City, IA

- Responsible for day-to-day operations of Mason City, IA facility (6 departments/110 stakeholders)
- Develop and perform budgeting needs of facility
- Perform capital request reports for facility/company
- Facilitate relationship/resolve issues with USDA
- Work with procurement to set scheduling of production
- Assist HR in hiring, discharging, recruiting
- Lead/participate in facility auditing functions (internal/external)
- Malcolm Baldrige National Quality Award recipient (2005)

Cargill, Inc.

Production Supervisor, Cargill Kitchen Solutions (2000-2005)

Mason City, IA

- Supervise four departments (34 employees)
- Supervised start-up of a green-field facility
- Developed new production process and implemented process into commercial application
- Developed Standard Operating Procedures
- Developed and integrated production processes to computer tracking software
- Completed numerous food safety/HAACP training programs

Cargill, Inc.

Sanitation Supervisor, Cargill Kitchen Solutions (1999-2000)

Lake Odessa, Michigan

- Supervised 13 employees
- Ensured plant sanitation/food safety
- Responsible for meeting USDA/FSIS inspection requirements
- Developed cross-training program to increase efficiency across departments
- Monitored and tracked sanitation chemical usage/performance
- Malcolm Baldrige National Quality Award recipient (1999)

Cargill, Inc.

Production Intern, Cargill Kitchen Solutions (1998)

Monticello, Minnesota

- Learned production/sanitation processes
- Performed and implemented production/sanitation projects to increase efficiency of facility

Community Involvement

Member MMAC (2011- present)

Lakewood Area Chamber of Commerce- Board of Directors (2007-2011)

United Way Campaign Board (2007-2011)

Ionia County Economic Alliance member (2007-2011)

Awards

Presidents Club Recipient (2010)

Eagle Award Recipient (2005)

Achievers Circle Recipient (2004)

References Available Upon Request



Legislation Details (With Text)

File #: 120037 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 4/17/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Madeline Budny to the 8th Aldermanic District representative to the Youth Council.

Sponsors: THE CHAIR

Indexes:

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
4/17/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

120037

Version

Original

Reference

Sponsor

The Chair

Title

Appointment of Madeline Budny to the 8th Aldermanic District representative to the Youth Council.

Drafter

CC-CC

jro

4/23/12

City of Milwaukee Youth Council

Who We Are

The City of Milwaukee Youth Council is a powerful and diverse group of young leaders committed to making a difference in Milwaukee. We work on issues important to youth, talk to our peers, family and neighbors about their concerns and take action to address them.

What We Do

Youth Council members represent students in their schools and neighborhoods. We meet with leaders like the Mayor, Common Council, School Superintendent, business owners and community groups to advocate for youth. The community is invited to attend all Youth Council meetings and most meetings are broadcast on City Channel 25.

Who Can Serve

We are looking for committed young leaders between the ages of 14-18 with the time, energy, and passion to work for change. To join you must currently live in the City of Milwaukee. If you are interested you must be able to commit to the following:

- Attend Council meetings held the 2nd Wednesday of every month from 4:30 p.m.-6:30 p.m. on the 3rd floor of City Hall.
- Join at least one council committee, attend community events, and participate in out-of-town trips, conferences and events as needed.
- Participate in mandatory training and team building activities.

Next Steps

If you are interested in serving, here's what you need to do next:

- Complete and submit the application attached to this brochure **OR** apply online at the Youth Council website at www.milwaukee.gov/youthcouncil before 4:00 p.m. on October 21, 2011. Applications sent by mail must be received by the City Clerk's office on or before October 21, 2011 at the address on the back of this brochure.
- If you are chosen as a finalist you will be contacted for a mandatory in-person interview at City Hall.
- A selection committee will make recommendations to the Common Council and selected members will be notified.

You Can Make A Difference



Youth Council Facts

- The City of Milwaukee Youth Council, which is attached to the office of the City Clerk, is to serve and advance the interests of city youth as a representative body in city government through a working partnership with the Common Council and the mayor.
- The youth council shall be comprised of 15 members, who shall be of ages 18 and under upon appointment.
- Members should be committed to improving the lives of all young people of Milwaukee.
- To support and build upon the city's diversity, the youth council shall nominate, for Common Council appointment to the youth council, one youth representative from each aldermanic district and encourage participation by young women and men from diverse backgrounds and experiences.

Confirmation and Term of Office

- All members of the Youth Council shall be confirmed by the Common Council and take and file an oath of office before beginning their term.
- Members shall serve one-year terms and may continue to serve until he or she resigns or is replaced.

Milwaukee Youth Council Application

Please limit your answers to the space provided.

First Name: Madeline

Last Name: Budny

Age: 17 Date of Birth: 09 / 04 / 1994

Home Address: 3058 S. 39th Street

Apt. # _____ Zip Code: 53215

Aldermanic District (If known) 8

Home Phone: (____) _____ Cell Phone: (414) 530-9592

E-mail: madelinebudny@gmail.com

It is very important that you provide a current email address or phone number where we can reach you. If you do not have a phone or email you may sign up for a free email account by visiting www.gmail.com.

School: Rufus King I.S. Grade Level: 11

If you are not currently attending school, do you plan to enroll?

Yes No Unsure

Why do you want to join the Youth Council? I want to play a more active role in addressing issues facing youth in the community.

Name one issue that you care deeply about: The quality of the MPS system.

Are you free Wednesday evenings 4:30-6:30 p.m. Oct. 2011 - Oct. 2012?

Yes No Unsure

How did you hear about the council?

School Internet Radio TV Friend

Other _____

What social networking sites do you use? (Check all that apply)

Facebook MySpace Twitter

Other Tumblr



Make A
Difference



Meet New
People



Learn
New Skills



Travel



Have
Fun



"I strongly believe that creating the Youth Council is a legitimate way of giving our young people a voice in their affairs while also getting them engaged in civic life and, hopefully, sparking their interest in public service."

Joe Davis, Sr., District 2 Alderman
and sponsor of the legislation that created the Youth Council



The City of Milwaukee Youth Council is managed and staffed by employees of the office of the Milwaukee City Clerk. If you would like more information about the Youth Council, or are interested in becoming a member yourself, please use the contact information below.

City of Milwaukee Youth Council

City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2998
jowcza@milwaukee.gov

Visit our website for details and updates:
www.milwaukee.gov/youthcouncil

Join our Facebook group for updates regarding employment opportunities, community events, student discounts, and more!



LEADERS WANTED!



The City of Milwaukee Needs You!



Legislation Details (With Text)

File #: 111638 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 3/20/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Jeff James to the Business Improvement District Board No. 35 (Kinnickinnic River) by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 35

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

Date	Ver.	Action By	Action	Result	Tally
3/20/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111638

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Jeff James to the Business Improvement District Board No. 35 (Kinnickinnic River) by the Mayor. (14th Aldermanic District)

Drafter

Mayor

TB

3/20/12

March 20, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint Jeff James, Horny Goat Brewing Co., 2011 South 1st Street, Milwaukee, WI 53207 to the Business Improvement District Board #35 (Kinnickinnic River). This reappointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File 060754 with operating plan attached. His 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

City of Milwaukee

Business Improvement District No. 35

Professional Biography Proposed Board of Directors for BID #35

Jeff James

2011 S. 1st Street
Milwaukee, WI 53207
Phone 262-880-3410

Experience

2009-Present Director of Operations Horny Goat Brewing Company, Milwaukee WI
2008-2009 Commodity Manager CNH, Racine, WI
2005-2008 Operations Manager Neo-Brake Systems Inc., Oak Creek, WI
2004-2005 Production Manager Quick Cable Corporation, Franksville, WI
2002-2004 Owner Union Square Hometown Café, Union Grove, WI
1995-2002 General Manager Waterford Precision Cycles, Waterford, WI

Education

- B.S. Accounting, University of Wisconsin-Parkside, Kenosha, Wisconsin. 1996
- United States Army and Army National Guard, 1988-1996, Honorable discharge, Sergeant E-5

Community

- Elected Member of Raymond Elementary Board of Education, 2006-Present
- Builder-Habitat for Humanity, 2009
- Leadership Union Grove, 2004
- Treasurer, Raymond Community Church, 1996-98, 2000-2005

Interests

Family, Education, History, Real Estate, Technology, Environment



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



Office of the City Clerk

Re: 111638 Reappointment of Jeff James to the Business Improvement District Board No. 35
(Kinnickinnic River) by the Mayor. (14th 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 & Economic Development Committee Meeting on May 14, 2012.

- Number of meetings held: 2
- Number of meetings attended: 1
- Number of excused absences: 0
- Number of unexcused absences: 1

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



Legislation Details (With Text)

File #: 111640 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 3/20/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Dextra Hadnot to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 21

Attachments: Appointment Letter, Attendance Record, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/20/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

111640

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Dextra Hadnot to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)

Drafter

Mayor

TB

3/20/12

March 20, 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 Board #21 (Downtown Management District):

Dextra Hadnot
AT&T
722 North Broadway
Milwaukee, Wisconsin 53202

Phyllis Resop
Pentagon Property Management
732 North Jackson Street
Milwaukee, Wisconsin 53202

Kevin Kennedy
Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Gerald Rappaport
Hyatt Regency Milwaukee
333 West Kilbourn Avenue
Milwaukee, Wisconsin 53202

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 970900. The terms will commence upon taking of the oath of office.

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

Respectfully submitted,



Tom Barrett
Mayor



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



Office of the City Clerk

Re: 111640 Reappointment of Dextra Hadnot to the Business Improvement District Board #21
(Downtown Management) by the Mayor. (4th 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 & Economic Development Committee Meeting on March 29, 2012.

- Number of meetings held: 16
- Number of meetings attended: 7
- Number of excused absences: 9
-
- 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



Legislation Details (With Text)

File #: 111326 **Version:** 1

Type: Ordinance **Status:** In Committee

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

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to small business participation requirements in city development agreements.

Sponsors: ALD. HAMILTON

Indexes: AGREEMENTS

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/3/2012	1	CITY CLERK	DRAFT SUBMITTED		
5/9/2012	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
111326
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. HAMILTON
Title

A substitute ordinance relating to small business participation requirements in city development agreements.

Sections
355-13-4 rc
355-17-2 am

Analysis

This ordinance requires that the developer of any project receiving direct financial assistance of \$1 million or more from the city use small business enterprises for project expenditures in a total aggregate dollar amount equal to the following:

1. Construction: 25%.
2. The purchase of goods and services: 25%.
3. The purchase of professional services: 18%.

The ordinance establishes that these requirements shall be included in a written agreement and allows other types of certified businesses to be used in meeting these requirements in certain circumstances.

Body

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

Part 1. Section 355-13-4 of the code is repealed and recreated to read:

355-13. Other Requirements.

4. SMALL BUSINESS ENTERPRISES. a. The developer of any project receiving direct financial assistance from the city shall use small business enterprises as defined in s. 370-1-23 for project expenditures in a total aggregate dollar amount equal to the following:

1. Construction: 25%.
2. The purchase of goods and services: 25%.
3. The purchase of professional services: 18%.

b. The requirement to use small business enterprises shall be included in a written agreement between the city and the entity receiving the direct financial assistance.

c. A business that is certified with Milwaukee county, the state of Wisconsin or the U. S. federal government as a disadvantaged, emerging or small business enterprise, or some other program that in the discretion of the manager of the office of small business development is comparable to the city's small business enterprise program, shall qualify as a small business enterprise for the purposes of this chapter, and shall be included when determining compliance with this subsection.

d. If the developer demonstrates that city-certified small business enterprises are not available in either sufficient numbers or in the necessary areas of expertise, then the developer may utilize city-certified minority or woman business enterprises for purposes of compliance with this subsection.

Part 2. Section 355-17-2 of the code is amended to read:

355-17. Sanctions.

2. Specific performance or specified remedies under any ~~[[emerging business enterprise]]~~ >>written << agreement >>pertaining to small business enterprise participation<< or first-source recruitment agreement.

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

4/26/12
LRB136757-2



Legislation Details (With Text)

File #: 111706 **Version:** 0

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

File created: 4/11/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Department of City Development relating to an annual report regarding compliance with the Community Participation Ordinance.

Sponsors: THE CHAIR

Indexes: DEPARTMENT OF CITY DEVELOPMENT, REPORTS AND STUDIES

Attachments: Cover Letter, Report, City Clerk Report Request Letter, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
4/11/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
111706
Version
ORIGINAL
Reference

Sponsor
THE CHAIR
Title

Communication from the Department of City Development relating to an annual report regarding compliance with the Community Participation Ordinance.
Requestor

Drafter
DER
mb
4/4/12



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

April 4, 2012

Ald. Willie Hines Jr.
President
Milwaukee Common Council
City Hall, Room 205

Dear Ald. Hines:

In accordance with the requirements of MCO Ch. 355-15, the Department of City Development herewith submits its 2011 report regarding compliance as of October 1, 2011, with the provisions of MCO Chapter 355. In 2011, one development project (The Moderne) was subject to the requirements of ch. 355.

The human resources agreement for The Moderne required that at least 25% of the construction budget and 18% of supply purchases be spent with firms certified by the City of Milwaukee as Emerging Business Enterprises. According to a report dated January 5, 2012 submitted by the project, the project's combined EBE participation through September 30, 2011 was 29.3%.

The human resources agreement further required that at least 30% of the worker hours be worked by individuals certified under the City of Milwaukee Residents Preference Program. As of September 30, 2011, the RPP percentage was 31.8%. We would note that the RPP requirement was adjusted as permitted by ch. 355-7-2-a, in light of the requirement of the organization providing primary financing for the project that 100% of labor hours be performed by unionized workers. Prevailing wages were paid for all worker hours.

A copy of the developer's report presenting EBE and RPP data through September 30, 2011 is attached.

Please contact me at ext. 5810 should you have additional questions.

Sincerely,

Martha L. Brown
Deputy Commissioner

C: Ald. Joe Davis Sr., Chair, Community and Economic Development Committee
James Owczarski, Deputy City Clerk
Ossie Kendrix, Office of Small Business Development
Nikki Purvis, Office of Small Business Development

Attachment



January 5, 2012

Nikki Purvis
Contract Compliance Officer
Emerging Business Enterprise Program
City Hall, Room 606
200 East Wells Street
Milwaukee, WI 53202

Re: **The Moderne:** EBE and RPP Data through September 30, 2011

Dear Ms. Purvis:

This report addresses the participation of EBE firms and RPP workers on The Moderne project. Developer Barrett Visionary Development, Contractor J.H. Findorff & Son and Coordinator Prism Technical are fully committed to meeting at least 25% EBE participation on the \$29.6 million adjusted construction budget and utilizing at least 30% RPP workers on the project.

EBE Participation

As has been previously noted, Findorff solicited bids from union EBE firms through email, fax and phone calls. When EBE firms have not been successful bidders, Findorff has encouraged selected subcontractors to seek out and entertain the use of EBE firms as second tier contractors or suppliers.

We fully expect the project to meet 25% EBE participation of the adjusted construction budget.

Those trades where EBE firms were available are listed below, and combine to create the adjusted construction budget of \$29,555,014 (including change orders):

- Structural Concrete
- Masonry
- Steel Floor Decking
- Metal Fabrications
- Structural Steel
- Vehicle Barriers
- Metal Stairs
- Pipe and Tube Railings
- Rough Carpentry
- Sheathing
- Decorative Metal Railings
- Solid Surface Window Stools
- Finish Carpentry and Installation
- Elastomeric Sheet Roofing
- Traffic Coatings
- Water Repellants
- Roofing
- Water Drainage Exterior Insulation and Finish
- Sheet Metal Flashing and Trim
- Applied Water Roofing
- Penetration Firestopping
- Door and Frame Installation
- Sectional Overhead Doors
- Aluminum Framed Entrances and Storefronts
- Glazed Aluminum Curtainwall
- Aluminum Hardware
- Shower Doors
- Mirrors
- Glazing
- Louvers and Vents
- Wall Assemblies
- Stone Tiling
- Acoustical Panel Ceilings
- Sound Insulation
- Wood Flooring
- Resilient Base
- Resilient Sheet Flooring
- Sheet Carpeting
- Exterior Painting
- Interior Painting
- Staining
- Install Residential Casework
- Fire Protection

Prism Technical Management & Marketing Services

6114 W Capitol Drive – Suite 200 △ Milwaukee △ Wisconsin △ 53216
Main Line: 414.847.0990 △ Fax: 414.847.0992 △ <http://www.prismtechnical.com>

- Plumbing
- Plumbing Fixtures
- Coordination and Reporting
- HVAC
- Electrical
- Sitework
- Concrete Paving
- Planting
- Final Cleaning
- Testing

As at least 25% of the \$29,555,014 adjusted construction budget (including change orders) will go to EBE firms, EBEs will receive a minimum of \$7,388,754 on the project.

Among the EBE firms with commitments or contracts are:

EBE Firm	Service	Contract Value
Arteaga	Masonry	\$ 107,000
Atlas Iron Works	Structural Steel	\$ 934,074
Atlas Iron Works	Trash Chutes	\$ 66,920
Best Erectors (DBE)	Entrances and Storefront	\$1,000,000
Gestra Engineering	Concrete Testing	\$ 90,219
Hiram Power	Electrical Materials	\$ 913,000
JF Cook	Overhead Doors	\$ 13,000
Prism Technical	Coordination and Reporting	\$ 78,000
Doug Rohde, Inc.	Site Prep	\$ 337,500
Sonag	Ready Mix Materials	\$1,645,358
TA Mason	Painting	\$ 398,276
TOTAL		\$5,583,347

Through September 30, 2011, EBE firms had been paid \$1,597,130. Comparatively, \$5,458,580 had been spent in those areas represented in the adjusted construction budget. Therefore, the project's **EBE payment percentage through September 30, 2011 was 29.3%**. We fully expect the participation percentage to stay at or above 25% EBE participation for the remainder of the project.

EBE Payments

EBE Firm	Amount Paid through 9/30/11
Arteaga	\$ 65,592
Atlas Iron Works	\$ 146,911
Doug Rohde Inc.	\$ 347,589
Gestra Engineering Inc.	\$ 26,803
Hiram Power (sub to Uihlein Electric)	\$ 165,978
Prism Technical Management & Marketing Services, LLC	\$ 21,736
Sonag Ready Mix LLC	\$ 822,521
TOTAL	\$ 1,597,130

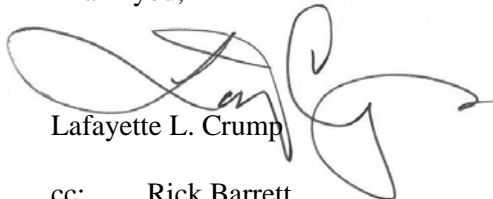
RPP Participation

Through September 30, 2011, there were 50,615 onsite construction hours. Of those hours, 16,078 were worked by individuals certified under the City of Milwaukee Residents Preference Program, yielding an **RPP percentage of 31.8%**. We anticipate the RPP percentage to stay at or above 30% for the remainder of the project.

THE MODERNE RPP Participation Through September 30, 2011		Total Project Hours		
		Total hrs	RPP hrs	RPP %
J H Findorff and Sons	General Contractor	31,323.5	10,026.0	32.0%
Alpine Plumbing	Plumbing	2,499.5	622.0	24.9%
Area Erectors Inc	Misc. Steel	681.0	188.5	27.7%
Arteaga Construction	Prime Trade	877.0	301.8	34.4%
Best Erectors	Steel Erection	156.0	0.0	0.0%
Butters-Fetting	Sheet Metal	622.0	3.0	0.5%
Chilstrom Erecting	Steel Erection	7,981.5	2,530.0	31.7%
Doug Rohde	Site Prep	977.3	559.3	57.2%
Hillside Dampproofing (Sub to Sid's Sealants LLC)	Waterproofing	31.8	0.0	0.0%
Midwest Drilled Foundation & Engineering	Foundation Drilling	1,870.5	584.0	31.2%
Sid's Sealants LLC	Prime Trade	52.3	0.0	0.0%
Uihlein	Electrical	3,231.0	1,175.5	36.4%
United States Fire Protection	Prime Trade	312.0	88.0	28.2%
Project Total		50,615.3	16,078.0	31.77%

If you have any questions please feel free to contact us.

Thank you,



Lafayette L. Crump

cc: Rick Barrett
 Eric Wynn
 Lori Lutzka



www.city.milwaukee.gov

Office of the City Clerk

Ronald D. Leonhardt
City Clerk

Jim Owczarski
Deputy City Clerk

April 3, 2012

Rocky Marcoux
Director of the Department of City Development
Department of City Development
809 Bldg., 2nd Floor

Dear Mr. Marcoux:

According to s. 355-15 of the Milwaukee Code of Ordinances (attached), the Department of City Development is required to submit an annual report to the Common Council relating to compliance with the Community Participation Ordinance.

As of this date, our office has not received a report. The Common Council respectfully requests submission of the report, could you please inform this department when the report will be submitted?

Thank you for your response in this matter.

Sincerely,



James Owczarski
Deputy City Clerk

Attachment
JRO/dkf

cc Community and Economic Development Committee Members
✓ Chris Lee, Staff Assistant, Community and Economic Development Committee

City Hall • Room 205 • 200 East Wells Street • Milwaukee, WI 53202 • Phone (414) 286-2221 • Fax (414) 286-3456

Member: International Institute of Municipal Clerks • Website: www.milwaukee.gov/cityclerk

355-11 Community Participation In Development Agreements

355-11. First-Source Employment Utilization.

1. **DEFINITIONS.** In this section "first-source employment program" means an employment program operated by the city or its designee which is to be utilized as contractors' first source for recruiting applicants for both new and replacement employment.

2. **RECIPIENT OF DIRECT FINANCIAL ASSISTANCE.** Recipients of direct financial assistance shall require all of their contractors and subcontractors on the project to utilize the first-source employment program, subject to the following:

a. Prior to announcing or advertising a position for work which shall be performed as a result of a construction contract, construction subcontract or of a new employment position, a contractor or subcontractor shall notify the office of small business development, or its designee, about the position, including a general description and the minimum requirements for qualified applicants.

b. The contractor or subcontractor shall not make any public announcement or advertisement for a period of 10 business days after notification to the office of small business development or its designee, of the availability of the position.

c. The office of small business development or its designee shall maintain a database of job opportunities subject to this section and shall provide information on these job opportunities to all city residents.

d. The advance notice period required by par. b shall be waived if there are no qualified candidates to refer to the contractor or subcontractor. The office of small business development or its designee, shall notify the contractor of this waiver within 5 business days of being informed of the job availability.

e. The office of small business development or its designee shall institute a tracking system and record which applicants were interviewed, which applicants were not interviewed and which applicants were hired for positions subject to this subsection.

3. The office of small business development shall confirm that each construction contract for a project entered into by a recipient of direct financial assistance

requires contractors and subcontractors to enter into a first-source agreement with the city or its designee which shall apply for the duration of the contract. A first-source recruitment agreement shall require:

a. Utilization of the city's first-source employment program as the first source for recruitment and referral of applicants for new and replacement employment.

b. Allowing the city's first-source employment program a minimum of 10 business days to refer applicants to contractors. Contractors may apply for a waiver of the 10-day requirement in emergency situations. Waivers may only be granted by the office of small business development or its designee.

c. The contractor or subcontractor to interview and consider qualified applicants referred by the office of small business development or its designee before interviewing others.

4. **HIRING DECISIONS.** Contractors and subcontractors shall retain the right to make all final hiring decisions.

5. **AGREEMENTS.** First-source recruitment agreements shall not require contractors or subcontractors to comply with this section if job vacancies or newly-created positions are filled by transfer or promotion from existing staff or from a file of qualified applicants previously referred by the office of small business development or its designee.

6. **DISTRIBUTION OF INFORMATION.** The department and the office of small business development shall distribute information about the first-source employment program to all developers of commercial, industrial and mixed-use projects in the city, including all developers not receiving direct financial assistance.

7. **ENFORCEMENT.** The office of small business development shall monitor compliance with this section.

355-13. Other Requirements.

1. **CASH FLOW AND COST-SAVINGS PARTICIPATION.** When determined feasible by the commissioner,

development agreements shall include provisions under which the city benefits financially from either lower-than-expected project costs or higher-than-expected project cash flow.

2. PAYMENTS IN LIEU OF TAXES.

When direct financial assistance is provided to a project in the form of tax incremental financing, the development agreement shall require a payment in lieu of taxes with respect to any parcel or building within the project that is or becomes exempt from real property taxes. This provision shall be incorporated into a covenant running with the land.

4. EMERGING BUSINESS ENTERPRISES.

The developer of any project receiving direct financial assistance from the city shall utilize emerging business enterprises for project expenditures in a total aggregate dollar amount equal to 25% of construction costs plus 18% of amounts expended for the purchase of services, professional services and supplies. This requirement shall be included in the development agreement between the city and the developer and in any cooperation agreement under which the city is providing another governmental entity with financial assistance for development-related activities. A business that is certified with Milwaukee county's community business partners program as a disadvantaged business enterprise shall qualify as an emerging business enterprise under ch. 360, and be included when determining compliance with this subsection.

355-15. Annual Reports. The department shall compile data assembled by its own employes and the department of administration and provide an annual report to the common council on compliance with the requirements of this chapter on or before October 1 of each year.

355-17. Sanctions. Every development agreement subject to the requirements of this chapter shall contain language indicating that if any document submitted to the city by a developer receiving financial assistance, a contractor or subcontractor under this chapter contains false, misleading, fraudulent information or demonstrates non-compliance with the requirements of this chapter, the department of administration may seek prosecution under s. 355-19 or the imposition of any of the following sanctions:

a. Imposition of a requirement that remedial efforts be undertaken by developers for the remaining portion of a project where initial reports demonstrate non-compliance with the resident preference hours required for the project.

b. Specific performance or specified remedies under any emerging business enterprise agreement or first-source recruitment agreement.

c. Remedies available to the city under a development agreement for such non-compliance.

355-19. Penalty. Any person, firm or corporation knowingly engaging in fraud, misrepresentation or in any attempt, direct or indirect, to evade the provisions of this chapter by providing false, misleading or fraudulent information shall, upon conviction, forfeit not less than \$2,000 nor more than \$5,000 together with the costs of prosecution.



Legislation Details (With Text)

File #: 111708 **Version:** 0

Type: Communication **Status:** In Committee

File created: 4/11/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Milwaukee Commission on Supportive Housing relating to its 2011 annual report.

Sponsors: THE CHAIR

Indexes: BOARDS AND COMMISSIONS, REPORTS AND STUDIES

Attachments: 2011 Supportive Housing Annual Report, 2011 Supportive Housing Annual Report-PPT, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
4/11/2012	0	COMMON COUNCIL	ASSIGNED TO		
5/9/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
111708
Version
ORIGINAL
Reference

Sponsor
THE CHAIR
Title

Communication from the Milwaukee Commission on Supportive Housing relating to its 2011 annual report.

Drafter
DCD:MLB:mlb
04/11/12/A

Supportive Housing Commission members (2011)

Mr. James Tarantino
Chair
Owner, Tarantino & Co.

Ms. Suzanne Breier
Vice Chair

Ald. Michael Murphy
Alderman, 15th District,
representing Milwaukee
Common Council

Supv. Lynne DeBruin
County Board Supervisor, 15th
District, representing Milwau-
kee County Board

Ms. Joan Lawrence
Executive Director,
Our Space, Inc.

Mr. James Marks
Vice President of Grants,
Greater Milwaukee
Foundation

Mr. Kenyatta Yamel

Ms. Anne McDevitt
(resigned)

Mr. Robert S. Berlan

Mr. Ken Schmidt
Executive Director,
Hope House

Ms. Paula N. John
President, Erica P. John Fund

Mr. Steven Mahan
Director, City of Milwaukee
Community Development
Grants Administration

Mr. Tony Perez
Executive Director, Housing
Authority of the City of Mil-
waukee

Staff support

Ms. Martha Brown
Deputy Commissioner, Mil-
waukee Department of City
Development

James Mathy
Special Needs Housing Man-
ager, Milwaukee County
Housing Division

2011 Policy Initiatives

In May, the Milwaukee Common Council adopted amendments to the City's zoning ordinance that simplify the creation of permanent supportive housing.

Changes to the code's design provisions reduce the number of parking spaces required for permanent supportive housing buildings, and allow greater unit density for these buildings. The commission adopted supportive housing service and design standards and will use them to review and evaluate proposed projects that seek classification as permanent supportive housing.

Another zoning code amendment allows up to three individuals living in a housing unit to receive supportive services on site without receiving approval by the Board of Zoning Appeals. Previously, only two individuals could receive on-site supportive services.

Milwaukee County's New Behavioral Health Facility Study Committee was convened to examine ways to create community alternatives to in-patient care provided at the Milwaukee County Mental Health Complex. The Committee's community linkages sub-group recommended the expansion of permanent supportive housing and the establishment of a strong partnership between the Milwaukee County Behavioral Health Division and the local homeless shelter system. The Milwaukee County Board is expected to take up the Study Committee's recommendations in early 2012. Supportive Housing Commissioner Supv. Lynne DeBruin serves on the Study Committee.

Partners in Permanent Supportive Housing

The significant expansion of permanent supportive housing buildings in Milwaukee reflects the work of many partners that provide resources including affordable housing tax credits, development expertise, social service expertise, rent vouchers, financing, and grant funds. The Commission wishes to acknowledge the following partners whose participation has been so crucial to the success of our efforts thus far.

Cardinal Capital Group
Center for Veterans Issues
City of Milwaukee Community
Development Grants Administration
City of Milwaukee Dept. of City
Development
City of Milwaukee Housing Trust Fund
Community Advocates
General Capital
Guest House of Milwaukee, Inc.

Heartland Housing
Hope House
Housing Authority of the City of
Milwaukee
Jewish Family Services
Mercy Housing Lakefront
Milwaukee Center for Independence
Milwaukee Common Council
Milwaukee Continuum of Care
Milwaukee County Behavioral
Health Division
Milwaukee County Board
Milwaukee County Housing Trust Fund
Milwaukee County Division of Housing
Our Space, Inc.
St. Ben's Meal Program
Stay in Balance
U.S. Dept. of Housing and Urban
Development, Wisconsin Office
U.S. Veterans Administration
WHEDA

www.supportivehousingmilwaukee.org

2011 Annual Report

Milwaukee City/County Commission on Supportive Housing



Mission of the Commission

The enabling legislation established the following mission for the Commission on Supportive Housing:

"...serve as a community infrastructure with the institutional commitment and the financial resources necessary for providing safe, affordable and accessible housing options with supportive services for persons with mental illness or other special needs. The commission shall establish goals and benchmarks for the effort to address housing needs for persons with mental illness and other special needs in the community, and monitor progress and hold the community accountable for meeting those goals."

The City/County Commission on Supportive Housing was created by resolutions adopted in 2007 by both the Milwaukee Common Council and the Milwaukee County Board. Both City and County officials appoint Commission members. The Commission held its inaugural meeting January 15, 2008.

The enabling legislation provided for appointees to the Commission representing the philanthropic community, the Milwaukee Continuum of Care, mental health advocacy organizations, mental health consumers, and citizen and business representatives. A list of the Commission's membership during 2011 is contained in this report.

2011 Activities

The Commission met four times during 2011, on January 11, April 20, July 19, and October 5. Meetings were held at Johnston Center Residences, Thomas Wynn Veterans Manor, Capuchin Apartments and Empowerment Village-National, allowing Commission members to tour most of the new supportive housing developments that opened their doors in 2010 and 2011.

James Tarantino chaired the commission throughout 2011, and Suzanne Breier served as vice-chair. One commission member, Anne McDevitt, resigned mid-year.

The commission received quarterly updates on the development of sup-

portive housing units in Milwaukee County. The commission also received presentations regarding:

- City of Milwaukee zoning changes affecting supportive housing;
- recent changes in federal and state funding for programs that prevent homelessness and provide support to homeless individuals;
- the peer support programs operated by Our Space, Inc., at several Milwaukee supportive housing buildings;
- progress in planning community-based supports for individuals now served by the Milwaukee County Mental Health Complex.

2011 Supportive Housing Development Activity

The opening of new supportive housing in 2011 doubled the number of supported units in Milwaukee County. The count of occupied units jumped from 163 at the close of 2010 to 336 at the close of 2011.

Units at five different buildings accounted for this increase.

- **Empowerment Village—National Avenue**, 1527 W. National Ave. Milwaukee, opened its doors January 3, 2011. The project replaces a former 90-bed Community Based Residential Facility that operated at the same site.



Construction involved renovation of an existing building at the property to house offices and program space for Our Space, Inc.; demolition of an addition to that building, and construction of a new addition

to house 34 one-bedroom apartment units. The apartments face a quiet courtyard.

Our Space provides supportive services at the building; Cardinal Capital served as developer.

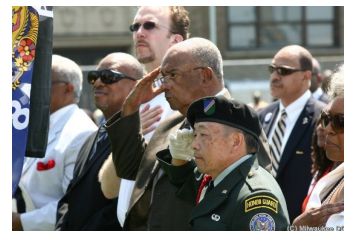
- **Farwell Studios, 1328 E. Albion St.**, Milwaukee, is a mixed-use building with first floor commercial tenants and 38 apartment units on the second and third floors. The property was purchased out of foreclosure with the assistance of federal Neighborhood Stabilization Program funds awarded to Milwaukee County's NSP Consortium.

On May 1, 19 units in the building began operation as supportive housing units. (Tenants in place at the time of the foreclosure and purchase occupy the remaining units.) Stay in Balance, a Waukesha organization that provides support to families dealing with mental illness, is providing supportive services to the residents of these units.



- **Thomas H. Wynn Veterans Manor** celebrated a grand opening on Memorial Day (May 30). The 52-unit building, constructed on a long-vacant corner lot at 3430 W. Wisconsin Ave., was designed specifically to serve military veterans at risk of homelessness. The project is a partnership between the Center for Veterans Issues, which provides supportive services at the building, and Cardinal Capital Group.

Veterans Manor is the first local supportive housing development to provide Veterans Administration Supportive Housing (VASH) rent vouchers to some of its residents. The VASH vouchers were allocated to the project by the Housing Authority of the City of Milwaukee.



The development also fostered a unique partnership with the Milwaukee Center for Independence. The building's first floor includes a large commercial kitchen used by MCFI to make school lunches under contract with Milwaukee Public Schools. The

kitchen also will be used to provide employment training in food service professions to Veterans Manor residents. Space adjacent to the kitchen has been reserved for a café that will serve the neighborhood and provide employment opportunities for residents who complete the food service training.

Thomas H. Wynn Veterans Manor was recognized as a notable project by the Wisconsin Commercial Real Estate Women during its 2011 awards program.

Top left: Empowerment Village —National
 Top right: Grand opening, Veterans Manor
 Middle right: Thomas H Wynn Veterans Manor
 Bottom left: Farwell Studios

Awards Honor Supportive Housing Buildings

Three of Milwaukee's supportive housing developments were recognized in 2011 for their excellence as real estate projects.

- Thomas H. Wynn Veterans Manor — *Notable Project, Wisconsin Commercial Real Estate Women*
- Johnston Center Residences — *"Reader's Choice" award, Affordable Housing Finance Magazine* — *Mayor's Design Award*
- Empowerment Village — National — *Mayor's Design Award*

2011 Supportive Housing Scorecard

Figures current as of 12/31/11

Units needed in Milwaukee County*: 1260

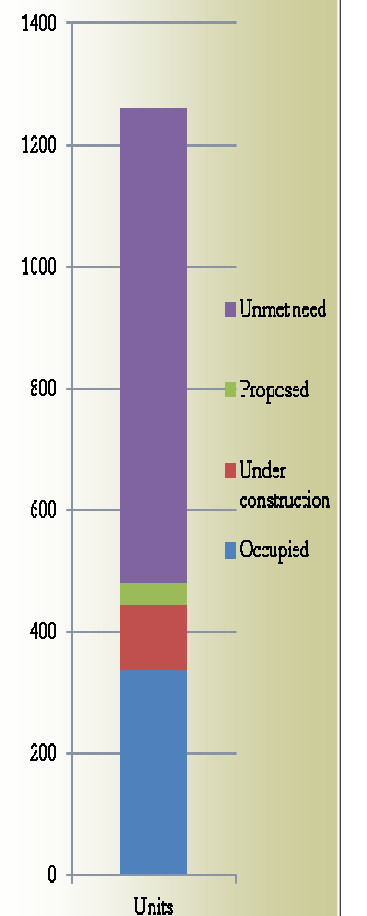
Units occupied: 336

Units under construction: 109

Units proposed: 37

Unmet need: 781 units

*Per 10-Year Plan to End Homelessness, published 2010



- **Empowerment Village—Lincoln Avenue**, 525 W. Lincoln Ave., provides 30 one-bedroom supportive housing units. It opened September 1. The building includes a fitness center, technology center, and laundry facilities for residents.



Services at EV-Lincoln are provided by Our Space, Inc. Cardinal Capital served as the developer.

- **Capuchin Apartments** held a grand opening ceremony on September 15. The 38-unit building, located at 2501 W. Tamarack St., was constructed as an extension of the community meal program operated for the last 40 years by St. Benedict the Moor church (commonly known as "St. Ben's").



Heartland Housing served as the developer and Guest House of Milwaukee is providing supportive services at the building.

The building includes a community center, fitness room, business center with computers available for resident use, and a private patio for residents.



Capuchin Apartments is named for the religious order that serves the St. Ben's parish. The order is providing annual financial support to cover the cost of the supportive services at the building.

Work was underway in 2011 at four supportive housing developments expected to open in 2012.

- **Autumn West**, 3410 W. Lisbon Ave., Milwaukee, will provide 21 apartment units for a transitional housing program for homeless individuals. Ground was broken for the building on October 19. Community Advocates is the developer and service provider.



- **Highland Commons**, 6700 Beloit Rd., West Allis, is under construction at the site of the former New Samaria room and board facility. Highland Commons will provide 50 one-bedroom apartments; supportive services will be provided by Milwaukee Center for Independence.



- **Bradley Crossing**, 4300 W. Bradley Rd., Brown Deer, received an allocation of affordable housing tax credits in 2011. The 60 unit development will include 30 supportive units for individuals at risk of homelessness because of behavioral disability. The project is a partnership between Jewish Family Services, which will provide supportive services, and General Capital. The developers also expect to construct a senior center at Bradley Crossing for use by Brown Deer residents.

- **United Methodist Children's Services** began construction of a 10-unit apartment building at N. 38th St. and W. Lisbon Ave., Milwaukee. Five units will provide supportive services to families dealing with mental illness.

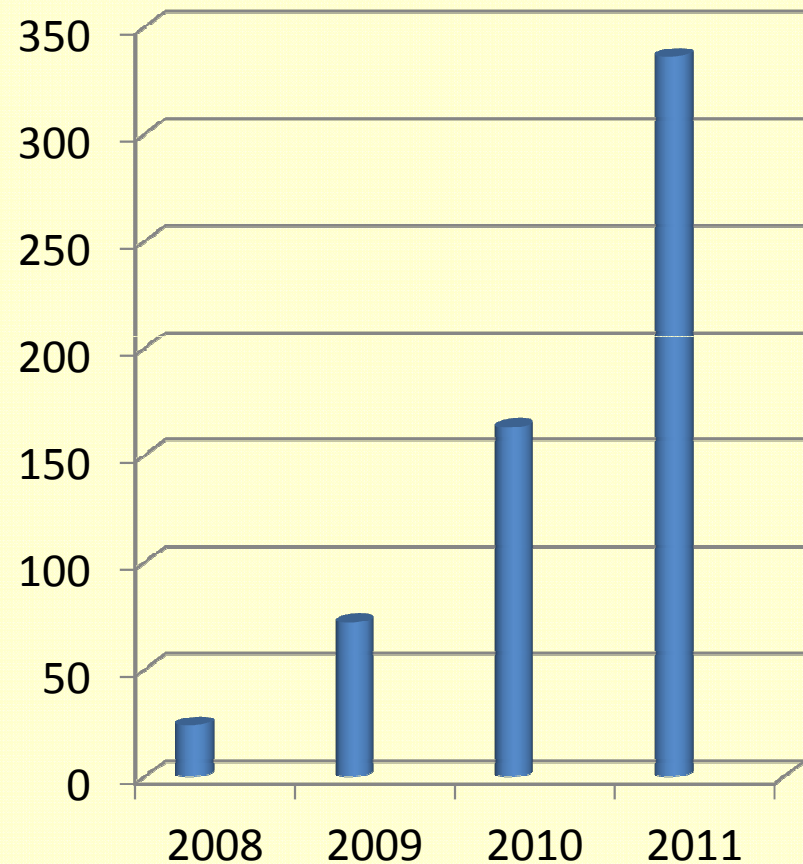
Top left: Empowerment Village—National
 Top right: Autumn West (rendering)
 Center left: Capuchin Apartments grand opening
 Center right: Highland Commons
 Bottom left: Capuchin Apartments

City/County Commission on Supportive Housing

2011 Annual Report

2011 development summary

- Five new developments
- 173 new units
- 336 total units occupied by 12/2011



Empowerment Village - National

1527 W.
National
Ave.

34 units

Services:
Our Space,
Inc.



Farwell Studios

1328 E.
Albion

19 units

Services:
Stay in
Balance



(C) Milwaukee DCD

Thomas H. Wynn Veterans Manor

3430 W.
Wisconsin
Ave.

52 units

Services:
Center for
Veterans
Issues



Empowerment Village - Lincoln

525 W.
Lincoln
Ave.

30 units

Services:
Our Space,
Inc.



Capuchin Apartments

2501 W.
Tamarack
St.

38 units

Services:
Guest
House of
Milwaukee,
Inc.



Awards

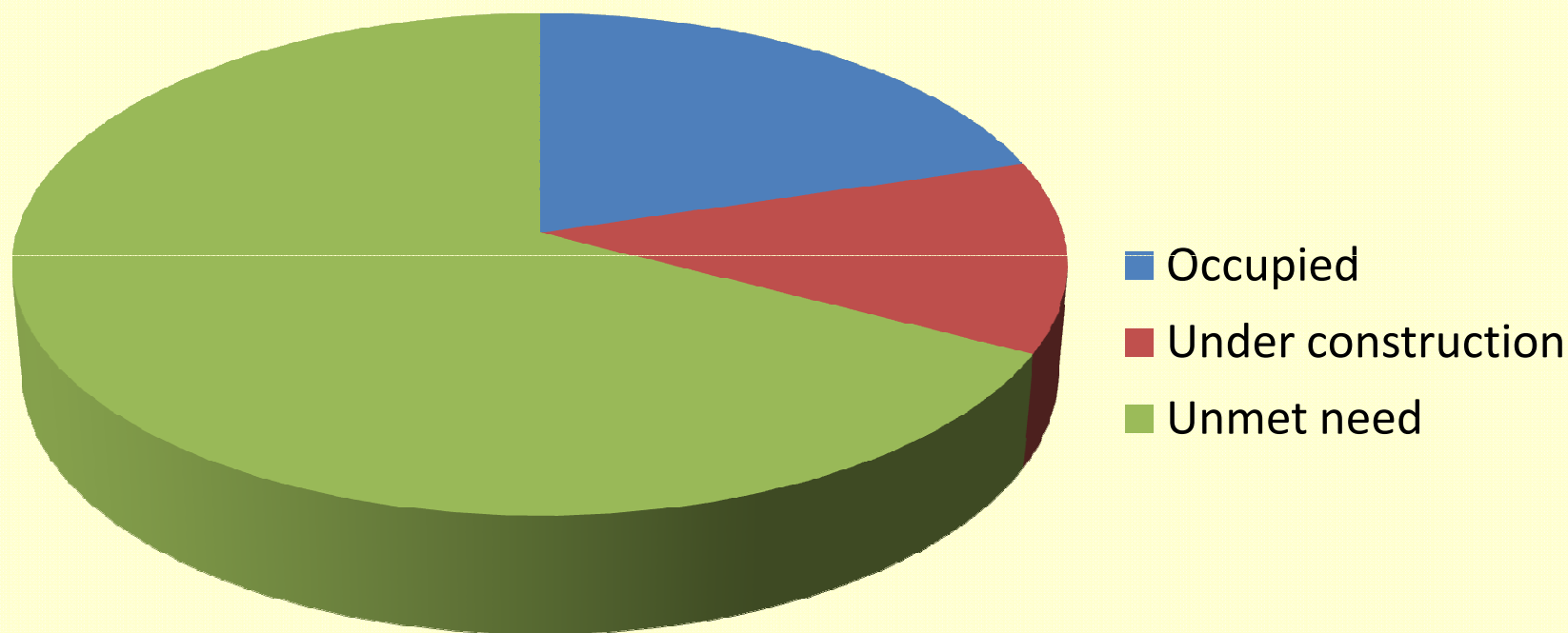
- Thomas H. Wynn Veterans Manor
 - *2011 Notable Project, Wisconsin Commercial Real Estate Women*
 - *2012 MANDI Award, Milwaukee LISC*
- Empowerment Village – Lincoln
 - *2012 Milwaukee Business Journal Real Estate Award*
- Johnston Center Residences
 - *2011 “Reader’s Choice” award, Affordable Housing Finance Magazine*
 - *2011 Mayor’s Design Award*
- Empowerment Village – National
 - *2011 Mayor’s Design Award*

Projects in development

- Highland Commons, 6700 W. Beloit Rd., West Allis
- Bradley Crossing, 4300 W. Bradley Rd., Brown Deer
- Heartland Alliance, Center St. at Buffum St.
- Autumn West, 3410 W. Lisbon Ave.
- United Methodist Children's Services, N. 38th St. at W. Lisbon Ave.



2011 Supportive Housing Scorecard





Legislation Details (With Text)

File #: 111636 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 3/20/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Keith Terry 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: Terry Appointment Letter, Resume, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/20/2012	0	COMMON COUNCIL	ASSIGNED TO		
3/26/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/27/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/29/2012	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0

Number
111636

Version
ORIGINAL

Reference

Sponsor
THE CHAIR

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

Drafter
Mayor
TB
3/20/12

March 20, 2012

To the Honorable Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Keith Terry, P.O. Box 170181, Milwaukee, Wisconsin 53217 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 and title.

Tom Barrett
Mayor

P.O. Box 170181
Milwaukee, WI 53217

(414) 788-0746 228-9153 fax email: kbtcse@hotmail.com

Keith Bernard Terry

1/00 – present K.B.T.C.S. Inc. Milwaukee, WI **President / Chief Executive Officer**
Keith B. Terry Construction Services Inc. was founded in 1993, as an urban development company, and has successfully developed several central city mixed-use commercial and residential properties. "KBTCS INC. is a reputable, profitable, real estate, and land development corporation that creates wealth in the African Diaspora". As executive and general management of KBTCS Incorporated, I have over a decade of experience in the management, development and leasing of real estate; broad experience in all aspects of the development processes including feasibility, site selection, design, marketing, finance, construction and final project disposition.

10/99–12/99 Dairyland Electric Co. Inc Milwaukee, WI

Journeyman Electrician - Construction

Employment Experience

3/98–10/99 Tower Automotive Milwaukee, WI

Journeyman Electrician - Maintenance

- Maintenance, troubleshooting and repair of manufacturing equipment. (Advanced technology PLC, frequency drives, safety scanners, robot welding, crane and hoist controls)

10/98–4/99 Milwaukee Public Schools Milwaukee, WI

Electrical Tech/Ed Teacher @ Milwaukee Technical High School

Journeyman Electrician - Maintenance

- Full-time Classroom Instructor of electronics, electrical maintenance, troubleshooting, and electrical systems repair.

(Pager dispatched from division of facilities and maintenance services)

1996–1998 Roman Electric Milwaukee, WI

Journeyman Electrician - Construction

- Installation of feeders, substations, machines, and robots in various industrial locations at A.O. Smith Corp. (currently Tower Automotive).

1991–1996 J.A.T.C. Milwaukee, WI

Apprentice Electrician - Construction

- 5yr - 8000 hours (see attached certificate of completion)
- Exposed to various installation and troubleshooting methods for the electrical industry.

1988–1991 Johnson Controls Inc. Milwaukee, WI

System Representative - Electronics

- Employed to work at the Bradley Center for on-site technical support.
- Responsible for the start-up, calibration, and maintenance of JCI Systems



Legislation Details (With Text)

File #: 111642 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 3/20/2012 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Kevin Kennedy to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 21

Attachments: Appointment Letter

Date	Ver.	Action By	Action	Result	Tally
3/20/2012	0	COMMON COUNCIL	ASSIGNED TO		

Number

111642

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Kevin Kennedy to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)

Drafter

Mayor

TB

3/20/12

March 20, 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 Board #21 (Downtown Management District):

Dextra Hadnot
AT&T
722 North Broadway
Milwaukee, Wisconsin 53202

Phyllis Resop
Pentagon Property Management
732 North Jackson Street
Milwaukee, Wisconsin 53202

Kevin Kennedy
Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Gerald Rappaport
Hyatt Regency Milwaukee
333 West Kilbourn Avenue
Milwaukee, Wisconsin 53202

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 970900. The terms will commence upon taking of the oath of office.

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

Respectfully submitted,



Tom Barrett
Mayor