



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes - Final 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, Tobie Black, 286-2231
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Monday, June 29, 2009

9:00 AM

Room 301-B, City Hall

Meeting commenced at 9:19 a.m.

Present 5 - Davis, Zielinski, Witkowiak, Wade, Witkowski

1. [090171](#) Appointment of Ted Matkom to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:

Ted Matkom, Gorman & Company

Ald. Wade at the table at 9:21a.m.

A motion was made by ALD. ZIELINSKI that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

2. [090172](#) Appointment of Santino Bando to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:

Santino Bando, The Bando Chmura Group

A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

3. [090173](#) Appointment of Daniel McCarthy to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:

Dan McCarthy, Towne Investment

A motion was made by ALD. WITKOWIAK that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

4. [081737](#)

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

Sponsors: THE CHAIR

Individual appearing:

Dele Ojelabi, CEO of Comcentia, LLC

A motion was made by ALD. ZIELINSKI that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

5. [090169](#)

Appointment of Thomas Bernacchi to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:

Tom Bernacchi, COO of Towne Investment

A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

6. [090174](#)

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

Sponsors: THE CHAIR

Individual appearing:

Tom Bernacchi, COO of Towne Investments

A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

7. [081735](#) Reappointment of Douglas Weas to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (4th Aldermanic District)
- Sponsors:** THE CHAIR
- Individual appearing:*
- Doug Weas, Weas Development Company*
- A motion was made by ALD. WITKOWIAK that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:**
- Aye** 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski
- No** 0
9. [090180](#) Reappointment of Michael DeMichele to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (4th Aldermanic District)
- Sponsors:** THE CHAIR
- Individual not appearing. Ald. Witkowski moves to hold to the call of the chair. Prevailed 5-0.*
- Michael DeMichele appearing at 10:02 a.m.*
- Ald. Witkowski moves to reconsider. Prevailed 4-0. (Ald. Zielinski excused)*
- A motion was made by ALD. WITKOWSKI that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:**
- Aye** 4 - Davis, Witkowiak, Wade and Witkowski
- No** 0
- Excused** 1 - Zielinski
10. [090181](#) Reappointment of Jim Piwoni to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (3rd Aldermanic District)
- Sponsors:** THE CHAIR
- Individual appearing:*
- Jim Piwoni, James Piwoni Architects and Planners and American Design, Inc.*
- A motion was made by ALD. ZIELINSKI that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:**
- Aye** 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski
- No** 0
11. [090175](#) Reappointment of Debra Usinger to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)
- Sponsors:** THE CHAIR

Individual appearing:

Debra Usinger of Fred Usinger, Inc.

A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

12. [090177](#)

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

Sponsors: THE CHAIR

Individual appearing:

Dextra Hadnot of AT&T

A motion was made by ALD. WITKOWIAK that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

9:15 A.M.

13. [090285](#)

Communication relating to the Annual Financial Report of the Milwaukee Economic Development Corporation.

Sponsors: THE CHAIR

Individual appearing:

Patrick Walsh, President, Milwaukee Economic Development Corporation

MEDC was awarded fifty million dollars in new market tax credits to distribute in the community.

Mr. Walsh says that MEDC remains strong and stable in this economy and it is currently managing 250 loans.

Mr. Walsh says that the default rate on the loans provided is on par with those of regular banks.

A motion was made by ALD. WITKOWSKI that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

14. [090073](#)

Substitute resolution authorizing an expenditure and approving a Public Improvement Development and Maintenance Agreement for Business Improvement District No. 41,

Downer Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Jose Perez, Neighborhood and Business Development, Department of City Development.

Jake Provan, Downer Avenue Business Improvement District (#41)

Ghassan Korban, Department of Public Works

Ald. Nik Kovac, alderman of District 3

So there is no ambiguity in who will be maintaining the project, Ald. Davis requests that the specific things the BID will be responsible for maintaining be listed.

A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

15. [090074](#)

Substitute resolution authorizing an expenditure and approving a Public Improvement Development and Maintenance Agreement for Business Improvement District No. 36, Riverworks II, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Darryl Johnson, Executive Director of Business Improvement District #36 (Riverworks II)

Dwayne Edwards from the Department of City Development Business Team

Ald. Coggs, District 6 Alderwoman

Devante Ivy, youth employee/summer intern from the Department of City Development

Jessica Torres, youth employee/summer intern from the Department of City Development

Mr. Johnson says that this is a spin-off of BID #25.

A motion was made by ALD. ZIELINSKI that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

16. [090251](#)

Substitute resolution relative to a change in the HUD funding for the Community Development Block Grant 2009 program year.

Sponsors: THE CHAIR

Individual appearing:

Steven Mahan, Grants Director, Community Development Grants Administration

The Target Weekend Box Program would be funded with the additional HUD money through the Department of Public Works.

Ald. Wade says that he will ask the police captains for his district to help keep the use of the boxes for citizens in the area. He says that currently the boxes are being filled up by contractors working in the area, not by residents.

Ald. Davis recommends to Mr. Mahan that there be a communication file introduced so this issue can be addressed in front of the Public Works Committee.

Ald. Witkowiak says that legislation could be created to impose heavy fines on non-residents who use the boxes for their own purposes.

A motion was made by ALD. WITKOWSKI that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - Davis, Zielinski, Witkowiak, Wade and Witkowski

No 0

Meeting adjourned at 10:43 a.m.

Staff Assistant Tobie Black

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.