



Department of Administration

Cavalier Johnson
Mayor

Preston Cole
Director of Administration

Bernadette Karanja
Chief Equity Officer

March 18, 2025

GenCap Emem MLK, LLC
c/o General Capital Management, Inc.
6938 N. Santa Monica Boulevard
Fox Point, WI 53217

Re: MLK Library and Apartments Development Project

ATTN: David Weiss and Development Team,

The City of Milwaukee Department of Administration (DOA) has identified noncompliance of the MLK Library and Apartments development project regarding the executed Human Resources Agreement and [City Ordinance Chapter 355 – Community Participation in Development Agreements](#). The following matter requires immediate attention:

- I. Residents Preference Program (RPP):
According to the Human Resources Agreement and City Ordinance 355-7-2-a, the Developer is required to ensure that unemployed or underemployed residents account for at least 40 percent of total Wisconsin worker hours expended on construction. Current data from Labor Compliance Reporting (LCR) indicates that the project has achieved an RPP with Bonus rate of 31.2 percent.

To begin the process of addressing this noncompliance, please submit a written response detailing the remediation steps and actions planned to bring the project into compliance. Your response should be directed to Mary Reed, Contract Compliance Officer, at DevProjects@milwaukee.gov no later than April 18, 2025. Failure to resolve this noncompliance may result in a default under the executed Human Resources Agreement.

Should you have any questions, please contact me directly at 414-286-8749.

Sincerely,

Mary Reed, Contract Compliance Officer

Enclosures: MLK Library and Apartments executed Human Resources Agreement

cc: Department of City Development
Bernadette Karanja, Chief Equity Officer
Maria Rodriguez, RPP Business Analyst