



December 11, 2003

Mr. Steven L. Mahan
Community Block Grant Director
Department of Administration
City Hall, Room 606
200 East Wells Street
Milwaukee, WI 53202

**RE: Change in Location of LID Grant # CD3900170328 from 2767 N. Dr.
Martin Luther King Jr. Drive to 2774 N. Dr. Martin Luther King Jr. Drive.**

Dear Mr. Mahan:

This letter is to formally request a change in the location of the King Drive Commons project. The original location of this project was 2767 N. Dr. Martin Luther King Jr. Drive. Martin Luther King Economic Development Corporation (MLKEDC) was given tentative approval to purchase this site in 2001 and applied for a LID grant. After MLKEDC was granted a LID grant for the development on this site another development group asked that their project be considered for this site. The Redevelopment Authority considered both proposals and decided to allow the other development group to purchase the 2767 N. MLK Drive site. MLKEDC was offered, however, a city owned parcel across the street from the original site at 2774 N. MLK Drive--the current site of King Drive Commons. This was actually a better site for our development, but was not available when we sought land for King Drive Commons.

In 2003 MLKEDC applied for and was awarded a \$3.5 million allocation of Affordable Housing Tax Credits from WHEDA to develop King Drive Commons. We have a confirmed buyer for the tax credits and U.S. Bank has agreed to provide financing for the project. The city has obtained a \$200,000 grant from EPA for remediation of the site and we have raised more than \$100,000 in foundation grants. Preliminary construction drawings have been submitted to the city and we plan to begin construction in 2004.

There are several categories of predevelopment activities that we would use the LID grant for, including legal fees, insurance, architectural and engineering services, accounting services and consulting services related to project development and finalizing

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the tax credit deal and financing. LID funds could be fully expended by March 31, 2004 if we are allowed to begin use of LID funds before the end of 2003.

We hope that we will be able to use this LID grant to leverage our \$3.5 million project at the new location. This mixed-use development will create badly needed affordable housing for low-income families. If you have questions or need additional information, please let us know.

We greatly appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Sanders', with a long horizontal flourish extending to the right.

Welford Sanders
Executive Director