



**Department of Administration**  
Community Block Grant Administration

**John O. Norquist**  
Mayor

**Michael J. Soika**  
Director

**Juanita Hawkins**  
Community Block Grant Director

**TO:** Community Development Committee

**FROM:** Juanita Hawkins  
Director

**DATE:** July 30, 2002

**RE:** 020551 - Large Impact Development Projects - Extensions

The following organizations have requested extensions of their Large Impact Development projects. Community Block Grant Administration supports consideration of project extensions to December 31, 2002.

1. Lisbon Avenue Neighborhood Development & Community Village Lisbon /North Triangle Project - \$150,000 - Need more time to get financing in place.
2. New Covenant Housing Corporation & North Avenue CDC - \$200,000  
The Building has been purchased. New Covenant indicates that it has (1) received letters of intent to rent the retail portion of the building, (2) received preliminary drawings for the layout of the building and parking structure, (3) received funding commitments for the construction financing from Legacy Bank and LISC and (4) moved to the next stage of the tax credit allocation process.
3. Martin Luther King Economic Development Corporation (MLKEDC) - \$91,053 - Experienced delay when another project asked to be considered for some of the same parcels that were tentatively reserved for the MLKEDC project. The City has agreed to make city owned parcels available for the planned project.

Attachments:  
CBGA LID Status Report  
Extension Requests



"Dedicated to community-driven neighborhood renewal."

June 19, 2002

**Programs & Services**

- Anti-Crime Organizing
- Building Inspection Liaison
- Business Development
- Community Asset Building
- Community Center
- Community Organizing
- Home Buying Counseling
- Home Security & Lighting
- HomeSource Center
- Lead Organizing
- Minor Home Repair
- Neighborhood Planning
- Tool Loan
- Youth Action Council
- Youth Entrepreneurship

Juanita Hawkins, Director  
 Community Block Grant Administration  
 City Hall, Room 606  
 200 East Wells Street  
 Milwaukee, Wisconsin 53202

Re: CDBG Year LID Award

Dear Ms. Hawkins:

Please accept this letter as a status report for the Lisbon/North Triangle Project. We will need more time to get the financing in place and construction completed, the projected construction completion date is in November.

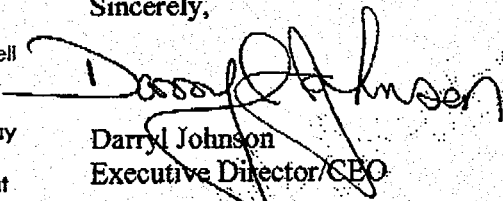
We have submitted the following documents to your office that demonstrates our commitment to getting this project completed.

- **New site plan:** The new site plan includes two separate buildings each conforming to the principles of New Urbanism.
- **Letter of Intent:** The Letter of Intent from Hollywood Video for the 5400 square foot building.
- **Lease Agreement:** We have a signed lease agreement with Junior Bridgman's company, which serves as franchisee for Wendy's.
- **Design and Site Review:** The Department of City Development and Department of Public Works have approved the site plan.

During the next week, we have set up meetings with a number of banks to provide financing for the project. We expect to have the financing in place within the next two to three weeks and construction will start shortly after.

If you have any questions regarding the status report, please feel free to contact me at 934-8540. We will be available to attend the July 10<sup>th</sup> Community Development Committee meeting to answer any questions.

Sincerely,



Darryl Johnson  
 Executive Director/CEO

Cc: Glen Mattison  
 Steven Adams

**Board of Directors**

- Darryl Johnson  
CEO
- Toni Anderson  
President
- Mark Mantyh  
Vice President
- Lisa Hartman  
Treasurer
- Thomas Bell
- Nutrina Brown
- Virgil George
- Julia Henderson
- Joan Moore
- C. William Perkins
- Bob Plevin
- Joseph Stephenson
- Frank Wilson

**Executive Director**

Darryl Johnson

**Director of Operations**

Jenise Terrell

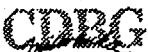
**Controller**

Chemilyn Murray

**Director of Development**

LaChrisa Spriggs

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# New Covenant Housing Corporation, Inc. <sup>(side 2)</sup>

File: New Covenant  
NS/SS LID 2001 Ext.

cc: J.H., H.W.,  
G.M.

June 19, 2001

Ms. Juanita Hawkins  
Block Grant Director  
City of Milwaukee  
Department of Administration  
200 East Wells Street, Room 606  
Milwaukee, WI 53202

2002 JUN 19 PM 2:02

RE: Northside/Southside LID Award  
Acc. #CD5575170327

Dear Ms. Hawkins:

This letter is to serve as a request on the part of New Covenant Housing Corporation for a forty-five day extension our LID Allocations. We are aware that our award will be expiring on June 30, 2002, and we are asking for a six-month extension to December 31, 2002.

As you know, our proposed project for the building located at 3501-11 West North Avenue is to develop the lower level for use as retail space and the upper level for 18 townhouse style apartment units. To date, the building has been purchased, and we have received a letter of intent from True Value Hardware and David Pritchard for the retail use of the first floor. We have received the preliminary drawings from Biehn Construction for the layout of the building as well as for the two-level parking structure in the back of the building for the use of the tenants as well as the retail customers.

We have also received our letter from WHEDA approving us to move to the next stage of the tax credit allocation process. We will be sending them all the outstanding materials by July 1, 2002 and after that we will be receiving our reservation letter. After that we will have to sell the tax credits to an equity investor. We have received several letters of intent to purchase the credits from potential investors (National Equity Fund, Affordable Housing Concepts and National Development Council). We have received funding commitments for the construction financing from Legacy Bank and LISC and are currently working out the final details.

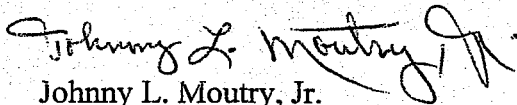
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# New Covenant Housing Corporation, Inc.

Our environmental impact analysis will be completed by June 20<sup>th</sup> and should be published in the Daily Reporter by June 24<sup>th</sup> for 15 days thereafter. We are aware that it takes approximately 30 days after this occurs to release the funds.

New Covenant Housing Corporation has made continued progress on this project and we look forward to its completion. We thank you for your time and consideration of our request for extension.

Sincerely,



Johnny L. Moutry, Jr.  
Executive Director

ENC

cc: Glen Mattison

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2002 JUN 19 PM 2:02

June 7, 2002

**WISCONSIN  
HOUSING AND  
ECONOMIC  
DEVELOPMENT  
AUTHORITY**

Mr. Johnny Moutry  
New Covenant Housing Corporation, Inc.  
2331 North 39<sup>th</sup> Street  
Milwaukee, WI 53210

RE: New Covenant Gateway Townhomes, # 2589

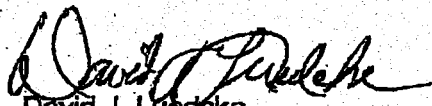
Dear Mr. Moutry:

We have completed our preliminary review of the tax credit applications and want to thank you for your help in this process. Your participation was critical in achieving a timely and thorough conclusion.

I am pleased to say that your project, New Covenant Gateway Townhomes, is approved to proceed to the next stage of the allocation process. Please provide all outstanding materials by July 1, 2002 to WHEDA. Please note that WHEDA will grant extensions only under extremely unusual circumstances given the huge demand for credit by quality developments now waiting for fallout. Please contact me as soon as possible if you think that you will have any difficulty meeting this deadline.

Thank you for your interest in the 2002 credit program. Please call me at (414) 227-2296 to discuss any suggestions or comments you have to improve our program.

Sincerely,

  
David J. Luedcke  
Multifamily Development Officer

Scott McCallum  
Governor

Edwin J. Zagzebski  
Chairman

Fritz Ruf  
Executive Director

201 West Washington Avenue  
Suite 700  
P.O. Box 1728  
Madison, WI 53701-1728  
608/266-7884  
800/334-6873  
fax 608/267-1099

101 West Pleasant Street  
Suite 100  
Milwaukee, WI 53212-3962  
414/227-4039  
800/628-4833  
fax 414/227-4704

www.wheda.com  
info@wheda.com  
www.wisconsin.gov

WHEDA supports equal  
housing opportunities for  
all persons

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Legacy Bancorp., Inc.  
2102 West Fond Du Lac Ave.  
Milwaukee, Wisconsin 53206

414.343.6900  
414.343.6910 fax  
Email: legacybancorp.com

June 14, 2001

City of Milwaukee  
Ms. Juanita Hawkins  
Block Grant Director  
200 E. Wells Street  
Milwaukee, WI 53202

Dear Ms. Hawkins:

We are currently working with Mr. Moutry for construction financing and permanent mortgage at 3501 West North Avenue. We will provide New Covenant Housing with a low interest rate for this project.

If you have any questions, please call me at 414-343-6900.

Sincerely,

A handwritten signature in cursive script that reads 'Deloris Sims'.

Deloris Sims  
President

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file: Martin Luther  
King Econ.

2002 JUN 28 PM 1:14  
Dev.  
Corp.  
LID 2002  
(Side 2)

cc: J.H.  
M.B.

June 23, 2002

Ms. Monica Brady  
Grant Monitor  
City of Milwaukee  
Department of Administration  
200 East Wells Street  
Milwaukee, Wisconsin 53202

Dear Ms. Brady:

**RE: Year 2002 Large Impact Development Project  
New Construction: Commercial Development and Residential  
Housing Development and Request for Extension**

I have enclosed several documents related to our 2002 LID grant to support a planned mixed-use development. Included is the LID Application Checklist and relevant documentation.

I've also included an update on our project that supports our request at this time for an extension in the time we are allowed to spend LID dollars. The current allocation will sunset at the end of the month and we will need at least 6 months and ideally 12 additional months to spend the dollars allocated.

Please let us know if you need additional information or documentation in order to consider our request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Welford Sanders".

Welford Sanders  
Executive Director

Enclosures

Cc. Juanita Hawkins  
Aldersperson Marlene Johnson-Odom

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2002 JUN 28 PM 1:15

**Martin Luther King Economic Development Corporation (MLKEDC)  
New Construction: Commercial and Residential Development  
Supporting LID Application Update and Documentation**

**Current Status of Project**

Funds were granted in 2002 for predevelopment activities associated with a planned mixed-use development. The original plan was to finalize site control, of city owned parcels that would be included in project, in the fall of 2003 and apply for affordable housing tax credits in January of 2002. This would allow for construction of the initial phase of the project to begin in 2002. Plans were delayed when another project asked to be considered for the some of the same parcels that were tentatively reserved earlier for the MLKEDC project.

This matter was resolved and the city has agreed to make city owned parcels available for the planned project. Resolving this matter, however, took several months and will necessitate an extension in the time allowed to spend LID dollars. The original terms of the LID allocation for this project called for LID funding to sunset on June 30, 2002. We will need 6 to 12 additional months to make it through the predevelopment stage of the project and spend the \$91,053 LID grant.

Alderperson Marlene Johnson-Odom has worked with MLKEDC and city staff to resolve this matter and has pledged her support of an extension that would allow more time to spend LID dollars. A detailed, updated summary of the project is provided with this report on the status of our project. The summary includes a development schedule, budget information, renderings, floor plans and other required documentation. Under the new development schedule, city owned parcels that will be used in this project were reserved for that use on March 22, 2002 ( see attachment 4. Shelko letter) and tentative site control approval was granted after a meeting with the city on May 22, 2002. Additional required documentation is discussed and/or provided in this report.





Department of Administration  
Community Block Grant Administration

**John O. Norquist**  
Mayor

**Michael J. Soika**  
Director

**Juanita Hawkins**  
Community Block Grant Director

TO: Community Development Committee  
FROM: Juanita Hawkins *J. Hawkins*  
Director  
DATE: July 26, 2002  
RE: 020551 - Large Impact Development Projects - Extensions

The following organizations have requested extensions of their Large Impact Development projects. Community Block Grant Administration supports consideration of project extensions to December 31, 2002.

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Attachments:  
CBGA LID Status Report  
Extension Requests

020551 - LARGE IMPACT DEVELOPMENTS  
 July 26, 2002

Agency	Description	Total Project Costs	LID Award	LID Award Date	Status
New Covenant Housing Corp. & North Avenue CDC	Acquire, rehab & market a mixed use building for retail and residential - 3501 W. North Avenue	\$3,100,500	\$200,000	9/5/00	Extended to June 30, 2002 Extended to February 2001 Extended to Dec. 31, 2001
Lisbon Ave. Neighborhood Development and Community Village	Construction of a commercial building for a video store and a food retailer (Lisbon/North/N. 47th Street triangle)	\$1,131,834	\$150,000	9/5/00	Extended to 6/30/02 Extended to 11/30/01
Martin Luther King Economic Development Corporation	New Construction of a commercial complex and 7 rental, factory built townhouse units	\$1,755,035	\$ 91,053	1/1/02	Funded January 1, 2002 with 2002 Entitlement Funds

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