



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda 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
Fax: (414) 286-3456, E-mail: tblack@milwaukee.gov

Monday, June 29, 2009

9:00 AM

Room 301-B, City Hall

1. [090171](#) Appointment of Ted Matkom to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
Attachments: [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)

2. [090172](#) Appointment of Santino Bando to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
Attachments: [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)

3. [090173](#) Appointment of Daniel McCarthy to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
Attachments: [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)

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
Attachments: [Appointment Letter](#)
[Resume](#)
[Hearing Notice List](#)

5. [090169](#) Appointment of Thomas Bernacchi to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR

- Attachments:** [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)
6. [090174](#) Reappointment of Thomas Bernacchi to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
Attachments: [Reappointment Letter](#)
[Attendance Record](#)
[Biography](#)
[Hearing Notice List](#)
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
Attachments: [Reappointment Letter](#)
[Resume](#)
[Attendance Record](#)
[Hearing Notice List](#)
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
Attachments: [Reappointment Letter](#)
[Biography Page](#)
[Attendance Record and Calculations](#)
[Hearing Notice List](#)
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
Attachments: [Reappointment Letter](#)
[Resume](#)
[Attendance Record and Calculations](#)
[Hearing Notice List](#)
11. [090175](#) Reappointment of Debra Usinger to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR

Attachments: [Reappointment Letter](#)
[Attendance Record](#)
[Resume](#)
[Hearing Notice List](#)

12. [090177](#) Reappointment of Dextra Hadnot to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR
Attachments: [Reappointment Letter](#)
[Attendance Record](#)
[Resume](#)
[Hearing Notice List](#)

9:15 A.M.

13. [090285](#) Communication relating to the Annual Financial Report of the Milwaukee Economic Development Corporation.

Sponsors: THE CHAIR
Attachments: [Annual Financial Report](#)
[Hearing Notice List](#)

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
Attachments: [Term Sheet](#)
[Public Improvement Development and Maintenance Agreement BID No 41](#)
[Fiscal Analysis](#)
[Fiscal Note](#)
[Hearing Notice List](#)

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
Attachments: [Term Sheet](#)
[Public Improvement Development and Maintenance Agreement-BID No. 36.pdf](#)
[BID No. 36 Board Resolution.pdf](#)
[Fiscal Analysis](#)
[Fiscal Note](#)
[Hearing Notice List](#)

16. [090251](#) Substitute resolution relative to a change in the HUD funding for the Community

Development Block Grant 2009 program year.

Sponsors: THE CHAIR

Attachments: [Cover Letter](#)

[Fiscal Note](#)

[Hearing Notice List](#)

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council and its standing committees who are not members of this committee may attend this meeting to participate or to gather information. Notice is given that this meeting may constitute a meeting of the Common Council or any of its standing committees, although they will not take any formal action 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 additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. 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 of Ordinances are required to register with the City Clerk's Office License Division. Registered 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 #: 090171 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

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

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, NEIGHBORHOOD IMPROVEMENT DISTRICT #1

Attachments: [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090171

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to appoint the following persons to the Neighborhood Improvement District Board #1:

Thomas Bernacchi (representing the largest property owner by assessed value)
Towne Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

Scott M. Welsh (representing a multi-tenant office building)
Inland Companies
1243 North Tenth Street, #300
Milwaukee, Wisconsin 53205

Ted Matkom (representing a residential building)
Gorman & Company
310 West Vliet Street
Milwaukee, Wisconsin 53202

Santino L. Bando (representing a multi-tenant office building))
The Bando Chmura Group, LLC
135 West Wells Street, Suite 806
Milwaukee, Wisconsin 53202

To the Honorable, the Common Council
Page 2
May 27, 2009

Daniel McCarthy (representing a parking structure owner)
Towne Investments
710 North Plankinton Avenue
Milwaukee, Wisconsin 53204

These appointments are pursuant to Section 66.1110(4)(a)(I) of the Wisconsin State Statutes and Common Council File Number 080615. The terms will commence upon taking of the oath of office.

I trust these appointments 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 long horizontal flourish extending to the left.

Tom Barrett
Mayor

Edward (Ted) Matkom, Developer

Ted Matkom has held the role of general counsel and senior development manager over the past two years with Gorman & Company. Ted has a wealth of experience in developing both residential and commercial real estate developments. Ted is a former Village Trustee for the Village of Whitefish Bay, a northern suburb of Milwaukee, Wisconsin and he served five years on board of directors for Menomonee Valley Patners, the non-profit development entity designated to revitalize Milwaukee's Menomonee Valley industrial park. Ted has been practicing real estate law relating to property development for 14 years and now specializes in affordable housing.

Ted has a Bachelor of Arts in International Relations and Political Science from the University of Wisconsin-Madison, and a Doctor of Law from Marquette University.



Legislation Details (With Text)

File #: 090172 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Santino Bando to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, NEIGHBORHOOD IMPROVEMENT DISTRICT #1

Attachments: [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090172

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to appoint the following persons to the Neighborhood Improvement District Board #1:

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Towne Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

Scott M. Welsh (representing a multi-tenant office building)
Inland Companies
1243 North Tenth Street, #300
Milwaukee, Wisconsin 53205

Ted Matkom (representing a residential building)
Gorman & Company
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Santino L. Bando (representing a multi-tenant office building))
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To the Honorable, the Common Council
Page 2
May 27, 2009

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Towne Investments
710 North Plankinton Avenue
Milwaukee, Wisconsin 53204

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Respectfully submitted,

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Tom Barrett
Mayor

Santino L. Bando – The Bando Chmura Group, LLC

Santino “Sonny” Bando is a partner in The Bando Chmura Group, LLC, a real estate management and development group located in Milwaukee, Wisconsin. Mr. Bando’s responsibilities include office and investment brokerage, tenant representation, real estate consulting, property management and development.

Mr. Bando has specialized in the redevelopment of historic buildings, including the renovation of two properties located in the former Schlitz Brewery complex into a residential apartment building and Class A office building. Currently Mr. Bando is leading the redevelopment of a 45,000 sq.ft. building in the former Pabst Brewery complex into office and classroom space for Cardinal Stritch University, Wisconsin’s second largest independent University.

Two properties of significance in the portfolio of The Bando Chmura Group is the historic Germania building, located at 135 West Wells Street, and the historic Iron Block building, the only building in the Midwest with a cast iron façade, located at 205 East Wisconsin Avenue, both in downtown Milwaukee.



Legislation Details (With Text)

File #: 090173 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Daniel McCarthy to the Neighborhood Improvement District Board #1 by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, NEIGHBORHOOD IMPROVEMENT DISTRICT #1

Attachments: [Appointment Letter](#)
[Biography Page](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090173

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to appoint the following persons to the Neighborhood Improvement District Board #1:

Thomas Bernacchi (representing the largest property owner by assessed value)
Towne Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

Scott M. Welsh (representing a multi-tenant office building)
Inland Companies
1243 North Tenth Street, #300
Milwaukee, Wisconsin 53205

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Santino L. Bando (representing a multi-tenant office building))
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135 West Wells Street, Suite 806
Milwaukee, Wisconsin 53202

To the Honorable, the Common Council
Page 2
May 27, 2009

Daniel McCarthy (representing a parking structure owner)
Towne Investments
710 North Plankinton Avenue
Milwaukee, Wisconsin 53204

These appointments are pursuant to Section 66.1110(4)(a)(I) of the Wisconsin State Statutes and Common Council File Number 080615. The terms will commence upon taking of the oath of office.

I trust these appointments 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 to the left of the printed name.

Tom Barrett
Mayor

Dan McCarthy

Since July, 2006 Dan McCarthy has been Towne Investment's Director of Urban Development. Towne Investments functions as a multi-faceted commercial real estate company whose activities include real estate management, consulting, leasing, sales, development, construction, and acquisitions. Towne Investments currently owns and manages a portfolio of over 5.5 million square feet of commercial property and 1,100 apartment units in Wisconsin, Illinois, Indiana, Florida, and Nevada. Dan is currently focusing his efforts on the redevelopment of the former Pabst Brewery which sits on a 20 acre site on the northwest corner of downtown Milwaukee.

Prior to joining Towne Investment, Dan was a development professional with WISPARK LLC, the real estate development subsidiary of Wisconsin Energy Corporation. Dan also enjoyed a 23 year career in public service culminating in being named the City of Milwaukee's Urban Development Manager supervising a team of managers and support staff who were responsible for the City of Milwaukee's commercial development efforts. This occurred during a time of unprecedented investment in downtown Milwaukee and several neighborhood commercial districts.

Dan currently serves on the Board of Directors of The Milwaukee RiverWalk District, the Legacy Redevelopment Corporation and the Public Policy Forum. He is married to Jan M. McCarthy who is a Registered Nurse and an active volunteer at the Wisconsin Humane Society.



Legislation Details (With Text)

File #: 081737 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 4/14/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Dele Ojelabi 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: [Appointment Letter](#)
[Resume](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
4/14/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

081737

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

4/15/09

April 14, 2009

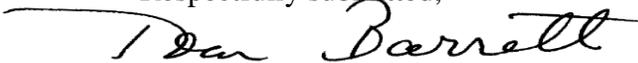
To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Mr. Dele Ojelabi, Comcentia, LLC, 3341 West North Avenue, Suite 102, Milwaukee, Wisconsin 53208, to replace Deshea Agee on the Business Improvement District Board #28 (North Avenue Gateway). This appointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 020830. Mr. Ojelabi'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 black ink that reads "Tom Barrett". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Tom Barrett
Mayor



DELE OJELABI

Cell: 414-803-3353.

Email: dojelabi@comcentia.com

SKILLS SUMMARY:

- Over 10 years of leadership and professional software architecture and development experience for small and large customers.
- Extensive experience training technical professionals and conducting technology-training classes for large groups of technology professionals.
- Experience designing and implementing large scale technology solutions in many languages and platforms.
- Project Management Institute (PMI) Certified Project Management Professional (PMP).

EDUCATION:

Doctorate of Business Administration

University of Newcastle/Grenoble Ecole de Management

- Dissertation on new technology adoption and diffusion in nonprofit sector
- *Expected completion date July 2009*

Master of Science in Management Information Systems

University of Wisconsin-Milwaukee

- Received graduate teaching assistantship.

Master of Business Administration (MBA)

Ecole Nationale des Ponts et Chaussées, Paris, France

Bachelor of Science in Finance

University of Lagos, Nigeria

EXPERIENCE:

Comcentia LLC

January 2007 – Date

Chief Executive Officer

- Currently leading the development and implementation of the strategic goals and objectives of the organization.
- Provide direction and leadership towards the achievement of the company's mission statement, strategy, market positioning, revenue growth, profitability, and growth as an organization.
- Oversee company operations to insure production efficiency, quality, service, cost-effective management of resources and open new sales channels.

Cardinal Stritch University, Milwaukee WI

June 2004 – Present

Adjunct Professor

- My current teaching and research interests focuses on Business and Technology.
- Currently teach courses in project management, micro/macro-economic and system analysis and design, object oriented system development concepts.
- Consistently rated highly by students. An end of course response read; *“Mr. Ojelabi was very knowledgeable in this course. I look forward to working with him in the future in other courses he may teach. His demeanor and enthusiasm are contagious. He was more than fair to those students who had not previously had practical experience in this field of study.”*

City of Milwaukee

November 2001 – January 2007

System Analyst Sr.

- Managed the implementation of a business process models. The goal of the project was to align existing business processes with legal requirements, document and optimize existing processes to enhance process efficiency.
- Led the design and implementation of a new \$25 million, Java web-based pension management information system for the City of Milwaukee Employee’s Retirement System; this project is currently in deployment and when fully deployed, the new system is not in deployment.
- The pension management system design and implementation requires extensive use of Java, JSP/Servlet, EJB, Websphere Studio, Brio Business Intelligence tools, Select Business Solutions Design tools, SQL Server and a host of open source tools and utilities.
- Managed the disbursement of over \$200 million legal settlement bonus to member of the City of Milwaukee retirement system.
- Designed and implemented the system for the disbursement of over \$1 million to surviving former members of the City of Milwaukee fire and police survivorship bonus fund. The system was completed and the disbursement was made to living and deceased member’s estate in record time without a penny shortfall.
- Led the design and development of a web-based pension benefit calculator for my organization’s retirees using Microsoft Visual Studio development tools.
- Managed the performance update, configuration and testing of core system software and database system and coordinated the activities of onsite consultants.

Keane, Inc. Milwaukee, WI

May 2001 – October 2001 (ESI, Inc.)

Lead Developer

- Implemented a web-based statistical predictive model tool for analytical financial decisions. This tool cut cost by 75% over existing system.
- Work included extensive use of XML and XML DOM, IIS, VB6.0, XPath, XSLT, ASP, Oracle 8i, and Cognos in an enterprise environment.
- Spearheaded the specification effort for all future XML development and client training.

March 2001 – April 2001 (Johnson Controls Intl.)

Business Analyst

- Developed the Statement of Work (SOW) of a web integration project for a major division of the client company.
- Carried out client interviews geared towards developing business requirements.
- Analyzed existing client server application, and developed specification for its web-enablement.
- Developed the gap analysis for the business requirement SOW

October 1999 – February 2001 (Johnson Controls Intl.)

Developer

- Implemented, as part of a team, an e-commerce application with a total budget of 700k. The architecture and design used in this application became the reference implementation for Keane eBusiness framework.
- Designed and implemented class access module and all error handling routines of the COM object for the project.
- Developed MTS compatible COM components dealing with financial transaction and confidential information, 100 hours under schedule.
- Developed stored procedures, packages, functions and created relational tables and logic for Oracle database. Converted flat files from legacy system into relational Oracle data.
- Used ASP, XML, XSLT, JavaScript and HTML to develop dynamic and interactive user interface.
- Developed web based reports with Cognos Impromptu and PowerPlay.

Technip Paris, France.

February 1997-September 1997

Project Management Assistant

- Worked with the Project Manager on project planning and budgeting of \$750 million PetroCanada Terra Nova offshore project as well as \$12 million Shell Petroleum 6" offshore flexible gas pipeline installation.
- Prepared project's monthly report and budget using Excel and Scitor's Project Scheduler.
- Coordinated the activities of subcontractors.

CERTIFICATIONS:

- *Certified Project Management Professional (PMP)*
- *Microsoft Certified Professional in Visual Basic 6.0*

PERSONAL DATA:

- *Language: English/French*
- *Citizenship: American/Nigerian*



Legislation Details (With Text)

File #: 090169 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

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

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, NEIGHBORHOOD IMPROVEMENT DISTRICT #1

Attachments: [Appointment Letter](#)
[Biography Page](#)
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5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090169

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to appoint the following persons to the Neighborhood Improvement District Board #1:

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710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

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To the Honorable, the Common Council
Page 2
May 27, 2009

Daniel McCarthy (representing a parking structure owner)
Towne Investments
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Milwaukee, Wisconsin 53204

These appointments are pursuant to Section 66.1110(4)(a)(I) of the Wisconsin State Statutes and Common Council File Number 080615. The terms will commence upon taking of the oath of office.

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Respectfully submitted,

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Tom Barrett
Mayor

Thomas G. Bernacchi

Thomas G. Bernacchi, CPM is Vice President and Chief Operating Officer of Towne Investments (Towne Realty, Inc.), a division of Zilber, Ltd.

Mr. Bernacchi has worked in the field of commercial real estate, leasing, development, and management for over 30 years. He has a BBA from the University of Wisconsin. He is a licensed real estate broker in the State of Wisconsin. Mr. Bernacchi is a charter member and past President of the Commercial Association of Realtors® Wisconsin. Mr. Bernacchi is a Certified Property Manager and was actively involved with the Institute of Real Estate Management (IREM), where he served as a national Governing Councilor for eight years and Regional Vice President of Region 9 for two years. In addition to his association with IREM and CARW, Mr. Bernacchi is active in the Building Owners and Managers Association (BOMA), a Director and President of the Wisconsin Chapter of the National Association of Industrial and Office Properties (NAIOP), past President and Board Member of downtown Milwaukee's Westtown Association, a Director of the Milwaukee Riverwalk BID #15, Vice Chairman of Milwaukee's Alliance for Downtown Parking and Transportation and is the Chairman of the Board of Milwaukee Downtown BID #21.

Mr. Bernacchi and his wife, Terri, have been married for 34 years and have three children.



Legislation Details (With Text)

File #: 090174 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Thomas Bernacchi 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: [Reappointment Letter](#)
[Attendance Record](#)
[Biography](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/8/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090174

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Business Improvement District Board No. 21
(Downtown Management District):

Thomas G. Bernacchi
Town Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

Debra L. Usinger
Fred Usinger, Inc.
1030 North Old World Third Street
Milwaukee, Wisconsin 53203

Juan Carresquillo
WE Energies
5060 South 104th Street
Greenfield, Wisconsin 53228

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

William E. Halper
Grubb & Ellis
111 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Phyllis M. Resop
Pentagon Property Management
732 North Jackson Street
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: Common Council File Number 090174

Reappointment of Thomas Bernacchi 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 and Economic Development Meeting on June 8, 2009.

- Number of meetings held: 18
- Number of meetings attended: 17
- Number of excused absences: 1
- 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
City Clerk

Thomas G. Bernacchi

Thomas G. Bernacchi, CPM is Vice President and Chief Operating Officer of Towne Investments (Towne Realty, Inc.), a division of Zilber, Ltd.

Mr. Bernacchi has worked in the field of commercial real estate, leasing, development, and management for over 32 years. He is a licensed real estate broker in the State of Wisconsin. Mr. Bernacchi is a charter member and past President of the Commercial Association of Realtors® Wisconsin. Mr. Bernacchi is a Certified Property Manager and was actively involved with the Institute of Real Estate Management (IREM), where he served as a national Governing Councilor for eight years and Regional Vice President of Region 9 for two years. In addition to his association with IREM and CARW, Mr. Bernacchi is active in the Building Owners and Managers Association (BOMA), a Director and 2009 President of NAIOP Wisconsin Chapter, past President and Board Member of downtown Milwaukee's Westown Association, a Director of the Milwaukee Riverwalk BID #15 and is the Chairman of the Board of Milwaukee Downtown BID #21.

Mr. Bernacchi and his wife, Terri, have been married for 34 years and have three children.



Legislation Details (With Text)

File #: 081735 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 4/14/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Douglas Weas to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 02

Attachments: [Reappointment Letter](#)
[Resume](#)
[Attendance Record](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
4/14/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

081735

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Douglas Weas to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (4th Aldermanic District)

Drafter

Mayor

TB

4/15/09

April 14, 2009

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

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Business Improvement District Board #2 (Historic Third Ward):

Kendall Breunig
Breunig Engineering, Inc.
10535 West College Avenue
Franklin, Wisconsin 53132-1273

Greg Uhen
Eppstein Uhen
333 East Chicago Street
Milwaukee, Wisconsin 53202

Douglas Weas
4730 North Lake Drive
Whitefish Bay, Wisconsin 53211

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File Number 870501. 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,

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

DOUGLAS JAMES WEAS
4730 N. Lake Drive
WHITEFISH BAY, WISCONSIN 53211

PERSONAL

AGE 48
MARRIED - NANCY

CHILDREN

CONNOR
CLAYTON
BRADY

EDUCATION:

UNIVERSITY WISCONSIN - MILWAUKEE
B.A. MASS COMMUNICATIONS

PROFESSIONAL EXPERIENCE:

MANPOWER INTERNATIONAL (1987-88)

MARKETING MANAGER - RESPONSIBLE FOR CREATING A SALES ORGANIZATION TO SUPPORT BUSINESS PARTNERSHIP PROGRAM WITH (IBM) INTERNATIONAL BUSINESS MACHINES.

C.G. SCHMIDT, INC. (1988-94)

VICE PRESIDENT - RESPONSIBLE FOR MARKETING, SALES AND ADMINISTRATION OF \$75 MILLION GENERAL CONTRACTOR AND CONSTRUCTION MANAGER. SALES GREW FROM \$18 MILLION TO \$75 MILLION DURING TENURE. PARTICIPATED IN ALL FACETS OF PROJECT MANAGEMENT AND ADMINISTRATION.

J.H. FINDORFF, INC. (1994-96)

VICE PRESIDENT/GENERAL MANAGER - FULL ACCOUNTABILITY FOR \$40 MILLION MILWAUKEE DIVISION OF MADISON BASED GENERAL CONTRACTOR AND CONSTRUCTION MANAGER.

WEAS DEVELOPMENT COMPANY (1997 TO PRESENT)

PRESIDENT

DEVELOPER OF COMMERCIAL, INDUSTRIAL, RETAIL, INSTITUTIONAL AND MULTI-FAMILY PROJECTS.



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



Office of the City Clerk

Re: Common Council File Number 081735

Reappointment of Douglas Weas to the Business Improvement District Board #2 (Historic Third Ward) 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 and Economic Development Committee Meeting on 4/27/09.

- Number of meetings held: 11
- Number of meetings attended: 6
- Number of excused absences: 5
- Number of unexcused absences: na

Please return this information to Charlotte Rodriguez, Admin. Services Specialist at Crodriguez@milwaukee.gov, City Clerk's Office, Room 205, City Hall.

Very truly yours,

RONALD D. LEONHARDT
City Clerk



Legislation Details (With Text)

File #: 090180 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Michael DeMichele to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 02

Attachments: [Reappointment Letter](#)
[Biography Page](#)
[Attendance Record and Calculations](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090180

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Michael DeMichele to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (6th Aldermanic District)

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to reappoint the following to the Business Improvement District Board #2
(Historic Third Ward):

Michael DeMichele
Willow Tree Development
2060 North Humboldt Avenue – Suite 250
Milwaukee, Wisconsin 53212

Jim Piwoni
Piwoni Architects
4716 North Oakland Avenue
Milwaukee, Wisconsin 53211

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes
and Common Council File Number 870501. 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

Michael DeMichele, AIA

Principal
WillowTree Development, LLC

Michael established WillowTree Development along with partners, Dan Seibel and Kelley Falkner in May of 2004 by purchasing a controlling interest in DeMattia Group's Milwaukee Real Estate Portfolio of stabilized assets, land parks and entitled sites in various stages of the development process. WillowTree's portfolio has since grown to include current developments such as the 360,000 square foot BUYSEASONS Corporate Headquarters build-to-suit in New Berlin, Howell Oaks Plaza, a 35,000 square foot retail center in Oak Creek, an adjacent re-development of Oak Creek's +400,000 SF Delphi plant into the Milwaukee area's first Woodman's Grocery store, a freestanding Starbucks in Menomonee Falls, a 20,000 square foot mixed use retail-office building in Milwaukee's Beerline district, and a 27,000 square foot mixed use retail-office building and historic tax credit restoration redevelopment in Milwaukee's Third Ward. WillowTree also manages this portfolio which includes 45 additional acres of developable land and a 17,000 square foot mixed use retail-office building in the third ward.

Michael is registered architect in the State of Wisconsin and NCARB Certified Nationally. He has over 20 years of complete real estate development experience including 3 years as a practicing architect. The fundamental charge of WillowTree Development is to produce, maintain and market retail, mixed use, office, and industrial properties on a build-to-suit or speculative basis for lease, including land development. Michael serves on the Board of Directors The Historic Third Ward Association, The Third Ward Architectural Review Board, The Menomonee Valley Partners Development Committee, and the Board of Directors of Wisconsin's NAIOP Chapter – National Association of Industrial and Office Parks.



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



Office of the City Clerk

Re: Common Council File Number 090180

Reappointment of Michael DeMichele the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (6th 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 and Economic Development Meeting on June 8, 2009.

- Number of meetings held: _____ 90
- Number of meetings attended: 60
- Number of excused absences: 30
- 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
City Clerk

Jim	Term ended 3/18/05			Michael	Term ended 3/26/05		
	<u>Meetings</u>	<u>Attended</u>	<u>Missed</u>		<u>Meetings</u>	<u>Attended</u>	<u>Missed</u>
2005	16	14	2	2005	16	10	6
2006	23	19	4	2006	23	20	3
2007	23	21	2	2007	23	16	7
2008	21	19	2	2008	21	11	10
2009	<u>7</u>	<u>5</u>	<u>2</u>	2009	<u>7</u>	<u>3</u>	<u>4</u>
	90	78	12		90	60	30

Calculations were done from the 4/20/05 - 5/20/09 meetings



Legislation Details (With Text)

File #: 090181 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Jim Piwoni to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 02

Attachments: [Reappointment Letter](#)
[Resume](#)
[Attendance Record and Calculations](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090181

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Jim Piwoni to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (3rd Aldermanic District)

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to reappoint the following to the Business Improvement District Board #2
(Historic Third Ward):

Michael DeMichele
Willow Tree Development
2060 North Humboldt Avenue – Suite 250
Milwaukee, Wisconsin 53212

Jim Piwoni
Piwoni Architects
4716 North Oakland Avenue
Milwaukee, Wisconsin 53211

These reappointments are pursuant to Section 66.1109 of the Wisconsin State Statutes
and Common Council File Number 870501. 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

James Piwoni, AIA

□ ~ □ RESUME □ ~ □

4716 N. Oakland Avenue Whitefish Bay, Wisconsin 53211

Voice: 414.963.4946 email: piwoni.tolson@powercom.net

EDUCATION

UNIVERSITY OF WISCONSIN—MILWAUKEE

Masters of Architecture • 1978

Bachelor of Science, Architectural Studies • 1974

PROFESSIONAL EXPERIENCE

Managing Architect / Design Architect, American Design, Inc.

Milwaukee, WI, (January 1995 to present)

Principal / Design Architect, James Piwoni Architects & Planners

Milwaukee, WI, (August 1993 to present)

Principal / Design Architect, Schroeder Piwoni Architects, Inc.

Milwaukee, WI, (April 1988 – July 1993)

Principal / Design Architect, Hoeh Schroeder Piwoni, Inc.

Milwaukee, WI, (January 1986 – March 1988)

Principal / Design Architect, Planning & Design Partnership, Inc.

Milwaukee, WI, (January 1982 – December 1985)

Urban Design Consultant and Presentation Specialist, Park West Redevelopment Task Force

Milwaukee, WI, January 1979 – January 1982

Design and Presentation Specialist, Milwaukee Redevelopment Corporation

Milwaukee, WI, May 1978 – January 1979

LICENSURE

State of Wisconsin, 1985; No. A-5765.

ACADEMIC POSITIONS

Adjunct Assistant Professor of Architecture, Undergraduate and Graduate Design Studios, Building and Urban Scale
University of Wisconsin-Milwaukee—School of Architecture and Urban Planning, 1985 - 2002

ORGANIZATIONS and CIVIC APPOINTMENTS

American Institute of Architects

AIA Wisconsin

Mayoral appointment as Commissioner to Historic Third Ward Architectural Review Board 1990-Present

PUBLICATIONS -- Author or Coauthor

Design Guidelines for the Historic Third Ward District, 1990 - Coauthor

Riverwalk Design Guidelines for the Historic Third Ward District, 1998 - Author

Third Ward Neighborhood Planning Guidelines, 2001 - Author

Westtown Design Guidelines, 2003 - Coauthor

Third Ward Neighborhood Comprehensive Plan, 2005 - Coauthor

Third Ward Neighborhood Design Guidelines, 2006 -- Author of 2006 edition

Southeast Side Area Plan, 2008 - Coauthor

DESIGN AWARDS

Winner of the Jefferson Block Housing Competition, Milwaukee, WI, 2000

Mayor's Design Award, Kosciuszko Pool Bathhouse, 1998

Merit Award, AIA Wisconsin, Palomas Restaurant / International Building, 1995

Merit Award, Wisconsin Society of Architects, Lion House Adaptive Reuse, 1988

SELECTED EXPERIENCE

Design Architect and Project Manager, American Design, Inc.

Milwaukee, WI January 1995—Present

Pre-design Study for Health & Human Performance / Recreation Building, UW River Falls (2009), River Falls, WI.; Campus recreation and athletics fields study and building, (200,000 s.f.), program statement prepared for Division of State Facilities, (DSF). Status: in process.

Williams Fieldhouse Addition – Phase I, UW Platteville (2008-2009), Platteville, WI.; New two story 18,000 s.f. Student Wellness Center designed for DSF. Status: Construction

Lakefront Condominium Study (2005), Milwaukee County, WI.; Study of site capacity for 57 condominiums with parking. Status: project abandoned.

Lakeside Village Square (2004), St. Francis, WI.; Two story retail and office complex, 30,000 s.f. new construction. Status: schematics.

MPS Neighborhood Schools Initiative – Kluge Elementary (2003), Milwaukee, WI.; Minor addition, 7,000 s.f., of four kindergarten classrooms. Status: opened in fall of 2005.

MPS Neighborhood Schools Initiative – M. L. King Elementary (2003), Milwaukee, WI.; Major addition, 30,000 s.f., of nine classrooms, gymnasium, science, art, and computer classrooms, library and administrative offices. Status: opened in fall of 2005.

Café Lulu (2003) – Milwaukee, WI.; Renovation / reuse of retail space on shopping street in the city. Status: completed.

MPS Neighborhood Schools Initiative – Hi-Mount Elementary (2001), Milwaukee, WI.; Schematic for 70,000 s.f. middle school new construction with nine classrooms gym, science, art, and computer classrooms, library and administration, kitchen, cafeteria, daycare center. Status: not executed.

General Mitchell International Airport – Retail Concessions Renovation (2001), Milwaukee, WI.; Design development thru C.A. of airport retail mall. Status: Completed.

St. James Court (1999) – Milwaukee, WI. Historic apartment building renovations including new elevator, and ground floor commercial office usage. Status: completed.

James Anderson Elderly Apartment (1999) – Milwaukee, WI. Restoration of 1930s mixed use retail / residential building, 32 units and retail space. Status: completed.

Avastarr - Carmen Court Renovation (1998) —Milwaukee, WI; Renovation of 72 apartment interiors / new construction of Club House. Status: completed.

Kosciuszko Park Pool Bath House (1997) - Milwaukee, Wisconsin. New aquatics center's gateway building. 1998 Mayor's Design Award. Status: completed.

ICRC Phase II LS Beauchamp Housing (1997) - Milwaukee WI.; Infill duplex housing, 24 units on traditional City neighborhood lots, Status: completed.

Tannery Loft Condominium (1996) Milwaukee, WI. Loft space conversion to contemporary individual residential unit. Status: never executed.

Compuware Training Facility at The Tannery (1996) - Milwaukee, WI.; Industrial loft space conversion to 40,000 s.f. contemporary corporate office space for high tech software / service company. Status: completed.

Design Architect only, American Design, Inc.
Milwaukee, WI January 1995—Present

Downtown Milwaukee Plan Update (2008-2009), Milwaukee, WI;
Tasks in support of RTKL Team included Stakeholder interviews and Focus Group meeting.
Status: Study continues.

KRM=Commuter Transit Study (2005 thru 2009), Milwaukee, WI;
Tasks in support of Team led by AECOM included Southeast Station area plan, (Bay View), and conceptual design of 12 transit station sites with passenger platforms, vehicular access and parking and pedestrian site amenities for locations in 9 communities between Kenosha and Milwaukee.
Status: Work is part of a current alternatives analysis study for SEWRPC.

Milwaukee Connector Transit Study (2006), Milwaukee, WI;
Tasks in support of Team led by HNTB. Conceptual design of mixed use transit interchange station with retail and three upper floors of office space. Status: Work was part of alternatives analysis study.

General Mitchell International Airport Concourse "C" Stem Expansion and Hammerhead Addition (2003), Milwaukee, WI;
Design team member responsible for plans, elevations, sections and detailed models of new forms. Contributed his design expertise through all phases: daylighting studies, schematic design, design development and construction documents.
Status: Expanded and remodeled Concourse "C" stem completed.
Status: New Concourse "C" Hammerhead Addition completed.

Central City Cyberschool (1998), Milwaukee, WI.
A New 400 student K-8 school with 16 classrooms. All rooms including Art, Music, Science, Library, LD and ED for specialized instruction are equipped for server-based laptop delivered instruction. Administrative offices and cafeteria with kitchen complete the space program. The school is connected to an existing YMCA to share gymnasium facilities. First elementary school in Wisconsin with all laptop curriculum delivery. Status: opened in fall of 2000.

New Headquarters for Housing Authority City of Milwaukee - (1998) Milwaukee, WI.
Exterior elevations and entry vestibule design for new office building. Status: completed.

Parklawn Neighborhood Plan for Housing Authority City of Milwaukee (1998);
Planning to introduce new streets, public spaces and market rate single family residential into a 1930s public housing project. Also upgrading unit entrances transitions along the new streets. Status: completed under Federal Hope VI grant.

Project Manager only, American Design, Inc.
Milwaukee, WI January 1995—Present

MPS Neighborhood Schools Initiative – Hi-Mount Elementary (2004), Milwaukee, WI; Major addition, 30,000 s.f., of nine classrooms, gymnasium, science, art, and computer classrooms, library and administrative offices. Status: opened in fall of 2005.

Miller Park Site Package (2001) – Milwaukee WI;
Point person managing team of architects, civil and structural engineers, landscape architects, and electrical consultants. Coordinated client requirements and construction management value engineering issues through the site construction document and construction administration phases. Status: completed

Four sections of Downtown Riverwalk, (1996) - Milwaukee, WI.
Construction Administration for Riverwalk with pedestrian amenities. Status: completed.

Selected Projects

Design Architect and Principal, James Piwoni Architects and Planners, Milwaukee, WI

301 N. Broadway (2007-2009) - Milwaukee, WI

Complete architectural services for adaptive reuse of and additions to Third Ward Commission Row loft building with new storefront and interior rehab for office and retail use and basement parking. Also new office penthouse and elevator / stair tower additions. Status: nearing completion.

234 W. Florida (2008) - Milwaukee, WI.

Complete architectural services for adaptive reuse of 100,000 s.f. historic Fifth Ward mixed-use loft building for upper floor office and artist studios, street level retail use with basement and site parking. Status: construction completed. LEED certification pending.

252 E. Menomonee (2007) - Milwaukee, WI

Complete architectural services for adaptive reuse of Third Ward garage building with new storefront and interior rehab for office and retail use. Status: complete.

Southeast Side Area Plan (2008)—Milwaukee, WI.

Urban design and co-authored neighborhood plan. Status: adopted by City, 2008.

Third Ward Neighborhood Design Guidelines (2003) - Milwaukee, WI.

Authored new edition of former Historic Third Ward Design Guidelines. Status: adopted by City, 2005.

Third Ward Neighborhood Comprehensive Plan (2003) - Milwaukee, WI.

Urban design and co-authored neighborhood master plan. Status: adopted by City, 2005.

Jefferson Block Competition - Milwaukee WI.

One of the two design architects for this competition winning full city block 256 unit housing development. This apartment complex includes structured parking and street level retail space in a contemporary style designed to complement the historic district architecture and urban street character of Milwaukee's Third Ward neighborhood.

Western Leather Lofts - Milwaukee WI.

Four section industrial loft conversion to 53 condominiums with over a dozen unit floor plan configurations. Units take advantage of the building's character while maximizing the given space and volume and providing access to natural light. Status: complete.

International Building - Milwaukee, WI, see awards.

Complete architectural services for renovation of an historic 75,000 sq. ft. mixed-use building for upper floor office, and ground floor restaurant and retail use. This project won a State of Wisconsin AIA award in 1995 and was selected for the awards issue cover. Status: complete.

Wehr Nature Center Expansion Project, Whitnall Park - Franklin, WI

Assembly hall addition to 1970's environmental education center. Status: complete.

South Shore Park Pavilion Façade Restoration, South Shore Park - Milwaukee, WI

restoration of lakefront assembly hall for Milwaukee County Parks. Status: complete.

The Lion House - Milwaukee WI., see awards.

Adaptive for reuse of this stately but fire damaged residence as office space. Status: complete.

231 E. Buffalo - Milwaukee, WI.

Complete architectural services for new storefront and reuse of an historic Third Ward mixed-use loft building for upper floor office and artist studios, and street level retail use. Status: complete.

333 N. Broadway - Milwaukee, WI

Design services for adaptive reuse of Third Ward Commission Row loft building with new storefront and interior rehab for office and retail use. Status: completed.



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



Office of the City Clerk

Re: Common Council File Number 090181

Reappointment of Jim Piwoni to the Business Improvement District Board #2 (Historic Third Ward) by the Mayor. (3rd 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 and Economic Development Meeting on June 8, 2009.

- Number of meetings held: 90
- Number of meetings attended: 78
- Number of excused absences: 12
- 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
City Clerk

Jim	Term ended 3/18/05		
	<u>Meetings</u>	<u>Attended</u>	<u>Missed</u>
2005	16	14	2
2006	23	19	4
2007	23	21	2
2008	21	19	2
2009	<u>7</u>	<u>5</u>	<u>2</u>
	90	78	12

Michael	Term ended 3/26/05		
	<u>Meetings</u>	<u>Attended</u>	<u>Missed</u>
2005	16	10	6
2006	23	20	3
2007	23	16	7
2008	21	11	10
2009	<u>7</u>	<u>3</u>	<u>4</u>
	90	60	30

Calculations were done from the 4/20/05 - 5/20/09 meetings



Legislation Details (With Text)

File #: 090175 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Debra Usinger 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: [Reappointment Letter](#)
[Attendance Record](#)
[Resume](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090175

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

Drafter

Mayor

TB

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Business Improvement District Board No. 21
(Downtown Management District):

Thomas G. Bernacchi
Town Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

Debra L. Usinger
Fred Usinger, Inc.
1030 North Old World Third Street
Milwaukee, Wisconsin 53203

Juan Carresquillo
WE Energies
5060 South 104th Street
Greenfield, Wisconsin 53228

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

William E. Halper
Grubb & Ellis
111 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Phyllis M. Resop
Pentagon Property Management
732 North Jackson Street
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: Common Council File Number 090175

Reappointment of Debra Usinger 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 and Economic Development Meeting on June 8, 2009.

- Number of meetings held: 18
- Number of meetings attended: 16
- Number of excused absences: 2
- 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
City Clerk

Debra Usinger
N68 W5762 Bridge Commons Court
Cedarburg, WI 53012

Director of Retail Operations/Corporate Services
Fred Usinger, Inc.
1030 N Old World 3rd St.
Milwaukee, WI 53203

Usinger Foundation - President

Current Community Involvement

Boards:

Milwaukee County Historical Society
Milwaukee Downtown Bid #21–Vice Chair
Milwaukee Riverwalk District– Assistant Secretary and
Assistant Treasurer
Old World Third Street Organization–President
Westown Association – Board Member, Past President
Business Improvement District #5 (Westown Association)– Chair
Business Improvement District #15 (Milwaukee Riverwalk)– Board Member

Membership Organizations:

Kiwanis Club of Greater Milwaukee–President Elect

Education:

BA, American Studies - Albion College, Albion, Michigan



Legislation Details (With Text)

File #: 090177 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 5/27/2009 **In control of:** 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: [Reappointment Letter](#)
[Attendance Record](#)
[Resume](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090177

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

5/27/09

May 27, 2009

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

Honorable Members of the Common Council:

I am pleased to reappoint the following persons to the Business Improvement District Board No. 21
(Downtown Management District):

Thomas G. Bernacchi
Town Realty, Inc.
710 North Plankinton Avenue
Milwaukee, Wisconsin 53203

Debra L. Usinger
Fred Usinger, Inc.
1030 North Old World Third Street
Milwaukee, Wisconsin 53203

Juan Carresquillo
WE Energies
5060 South 104th Street
Greenfield, Wisconsin 53228

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

William E. Halper
Grubb & Ellis
111 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Phyllis M. Resop
Pentagon Property Management
732 North Jackson Street
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: Common Council File Number 090177

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 and Economic Development Meeting on June 8, 2009.

- Number of meetings held: 11
- Number of meetings attended: 7
- Number of excused absences: 4
- 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
City Clerk

Dextra Hadnot

SBC

Director of External Affairs

Dextra Hadnot joined SBC Wisconsin's External Affairs team in January 2001 as the company's Director of External Affairs for the City of Milwaukee -Milwaukee County government.

Dextra is a native of Milwaukee and a graduate from Milwaukee Tech High School. He holds a Bachelor of Arts Degree in Journalism from Marquette University. He also holds an Associate of the Arts Degree in General Education from Milwaukee Area Technical College.

Dextra's previous work was for the City of Milwaukee for over 9 years. While with the City, he served as a lobbyist working on the City's State Legislative issues. Dextra also worked as a Legislative Assistant for the Common Council's 7th Aldermanic District. Before his work with the council, Dextra obtained government experience as an intern for Mayor John O. Norquist. Before leaving the city, Dextra also sought election to the 10th aldermanic district office.

As a City Lobbyist, Dextra was successful in getting state legislation introduced and passed for the Milwaukee's Police Department and the Department of Neighborhood Services. Dextra's background includes work with many of Milwaukee's businesses and community-based organizations. Dextra also worked with state organizations such as the Wisconsin Alliance of Cities and the League of Wisconsin Municipalities.

Some of Dextra's volunteer activities include work with YMCA Black Achievers, The YMCA – Downtown, The Milwaukee Public Library, Community Advocates, Bryant Stratton College, Marquette Center for Family Business, East Town Association, The Business Council, Bradley Tech, and the NAACP.

Dextra brings a valuable set of skills to SBC. He has a strong background in local and state government. Dextra also has a strong background in customer and community relations. As Director of External affairs, Dextra serves as the primary contact for SBC with community leaders, businesses and elected officials in the City of Milwaukee and with Milwaukee County government.



Legislation Details (With Text)

File #: 090285 **Version:** 0

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

File created: 6/16/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

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

Sponsors: THE CHAIR

Indexes: ECONOMIC DEVELOPMENT, REPORTS AND STUDIES

Attachments: [Annual Financial Report](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
6/16/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

File #:

090285

Version: 0

Number

090285

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

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

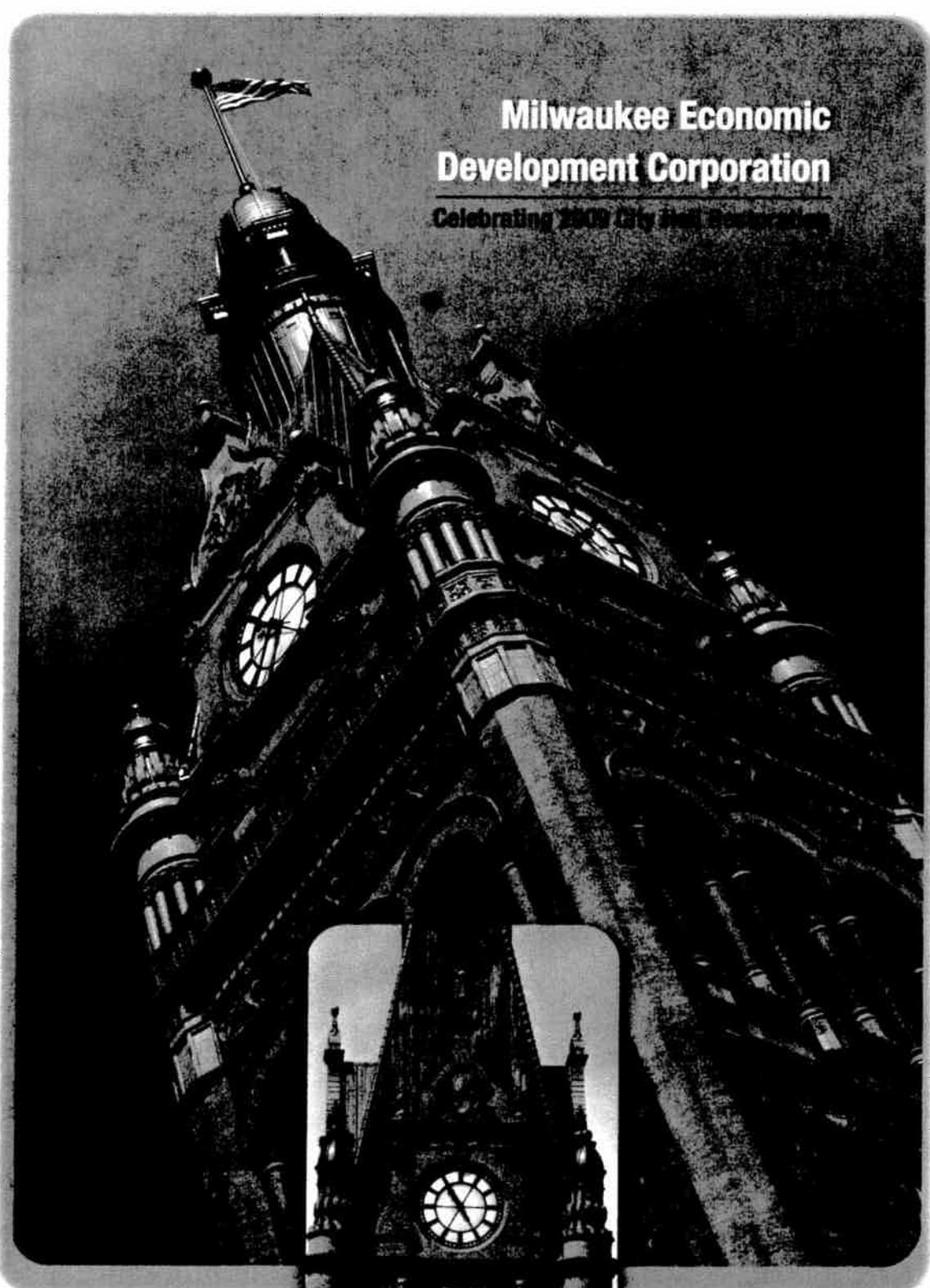
Requestor

Drafter

CC

tb

6/24/09



**Milwaukee Economic
Development Corporation**

Celebrating 2009 City Hall Dedication

medc

MILWAUKEE

medc

CAPITAL FUND I, LLC

During 2008, MEDC provided loan assistance to 100 companies through the Second Mortgage and Capital Access Programs. This assistance in combination with bank and private capital generated over \$33 million of private sector investment and promises 250 new jobs.

In October, 2008, MEDC was awarded a \$50 million allocation of New Markets Tax Credits. These credits will make it possible for MEDC to expand its New Markets Tax Credits Loan Program, which delivers low cost financing to federally designated areas in the City of Milwaukee.

In addition to direct loans, MEDC assisted the following firms with economic development resources:

- Hellerman Tyton Corporation, a global leader in the design and manufacturing of high quality cable ties in a variety of styles, sizes, materials, and colors, relocated 200 jobs to Milwaukee from Florida.
- Astronautics Corporation expanded its operations with City of Milwaukee assistance. Astronautics is a 50 year old company with 670 employees in Milwaukee that designs, develops, and manufactures electronic navigation and instruments for the air, space, and rail transportation markets.
- Super Steel Products Corporation, working with MEDC and the Milwaukee 7, moved 150 jobs to Milwaukee from New York aided by a \$200,000 City of Milwaukee forgivable loan. Super Steel provides engineering, fabrication, assembly and finishing of heavy steel products for the industrial, rail, construction and agriculture markets.
- Direct Supply, a rapidly growing health care provider for the senior care market, completed construction of its first connector building adding 90,000 SF of office space that, to date, has resulted in 270 new jobs.

This multiyear project has been a cooperative effort of MEDC, the City of Milwaukee and the Milwaukee 7.

In 2008, MEDC's land development partnership with the Redevelopment Authority yielded two new businesses: Charter Wire with a \$20 million, 150,000 SF building and 115 jobs; and Derse, Inc. in a new 155,000 SF building employing 140 workers.

Also, the Towne Corporate Park of Granville, a partnership with Towne Realty, added two new projects. Kohl's developed their own photo studio with a 100,000 SF building including 35 photo bays, a digital photo lab, a prop room, seven make-up rooms, and rooftop shooting space for outdoor photography. The project provides 70 jobs. The Towne Corporate Park also added Design Specialties, Inc. with a 40,000 SF building for the production of high end glass fireplace doors.

In total in 2008, MEDC assisted 108 business development projects that resulted in more than \$82 million in private investment promising in excess of 1,100 new jobs in the City of Milwaukee.



Left to right: Scott Welch, Charles Trainer and Max Dermond.

MEDC Financial Report

	2006	2007	2008
Loans Receivable			
Net of Loan Loss Reserve	\$53,610,468	\$59,275,842	\$56,995,846
Loan Loss Reserve	\$5,804,000	\$6,882,276	\$9,000,000
Total Assets	\$61,660,120	\$66,991,250	\$65,357,915
Fund Balance	\$54,889,702	\$58,310,447	\$58,176,795
Loan Interest Income	\$2,982,714	\$3,285,175	\$4,079,618

This report is a combined statement for MEDC and MEDC Capital Fund, LLC. Audited financial statements are available upon request. In December of 2008, the Executive Committee approved a \$2.1 million increase in MEDC's loan loss reserve fund. The increase reflects our best assessment of the impact of broad recessionary pressures on our portfolio. Charge offs for actual losses in 2008 totaled \$819,300. This includes \$538,000 for direct loans and \$280,000 for claims on our Capital Access Program. MEDC's ratio of charge offs to total loans continues to match or better US banks as a whole.



PBH Redevelopment, LLC

MEDC was proud to assist the inaugural redevelopment project in "The Brewery," the former Pabst Brewery site. This twenty acre complex had been a vacant, abandoned site for over ten years. Joe Zilber purchased the property with a vision of a diverse,

redevelopment, Trainer indicated they saw the potential and "wanted to be part of creating a new historic community." As they toured the complex they recognized the unique opportunity, the historic preservation possibilities, and the proximity to the downtown and Park East redevelopment area. Gradually

mixed-use redevelopment project including residential, office, and retail uses in both new and renovated buildings. The \$50 million project was initiated in 2007 and is assisted by the City and Redevelopment Authority.

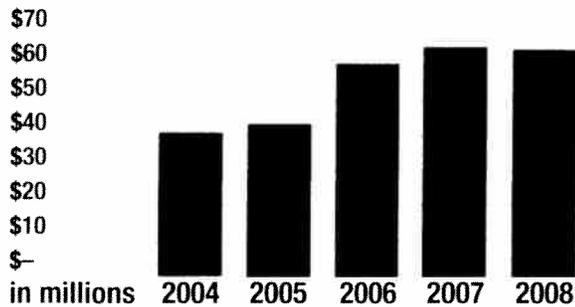
The first building renovation project undertaken was the "Boiler House," purchased by Charles Trainer and Max Dermond as lead investors. When asked what prompted them to lead off the former brewery

narrowing their focus to the Boiler House, Building #10, the Dermond Brothers and Trainer quickly appreciated its amenities such as adjacent parking and few environmental or demolition problems to address. In addition, the building was structurally sound, had generous natural light and was located in a small cluster of historic Pabst buildings that could be the catalytic driver of the larger complex.

Convinced of the feasibility of the project, they assembled an investor team including Trainer, Max and Eric Dermond, Scott Welch of Inland Properties, Albion Group principals, and AMB Development Group principals. The package included loans from M&I Bank, and MEDC, state and federal historic preservation tax credits, a Wisconsin Preservation Fund loan, New Markets Tax Credits and a City of Milwaukee façade grant.

Today, the 19th century, cream city brick structure has been renovated into modern office space. The historic integrity has been maintained and the building meets LEED sustainability criteria. With the completion of the Boiler House project, these investors have once again taken their development experience and extensive knowledge of historic preservation and helped launch a new 'community' for The Brewery complex, the Park East and the City of Milwaukee.

MEDC Loans Outstanding



Community Impacts

Loan to minority owned firms	57%
Loans to women-owned firms	40%
Loans in Renewal Community	30%
Loans in New Markets Tax Credit neighborhoods	61%

Omni Family Medical Clinic, S.C.

Dr. Adalo Nunyakpe, owner of Omni Family Medical Clinic, opened his second office at 1134 West North Avenue in 2008 with a loan from MEDC for the purchase and renovation of the building. Born and

raised in Togo, Africa, Dr. Nunyakpe attended Medical School in Beijing, China, and came to the United States for his residency, eventually settling in Milwaukee working as a family practice physician for a large health care provider.

In 2001, he left the large care provider



Family Medical Clinic and has two physicians and a nurse practitioner in the practice. All are family practice physicians treating each patient for their individual needs while getting to know the patient as a person. The clinic offers prenatal care, pediatric and adolescent medicine, gynecology

organization and joined the entrepreneurial world, opening his own practice in rented space. Since then he has purchased two buildings for the Omni

and obstetrics, geriatrics, and pain management, including some treatment techniques learned during training in China.

The vision for Omni Family Medical practice is "Let Our Family Care for Your Family" and this truly exemplifies the vision and philosophy of Dr. Nunyakpe. As a primary care provider, he says family practice "takes a special type of doctor, someone who relates to people." He realizes this approach takes more time and is hard work and "doesn't pay as much," but he finds it very satisfying and rewarding. He is optimistic that the health care field will slowly recognize the importance of primary care providers.

Design Specialties, Inc.

Design Specialties, Inc. (DSI) is a new addition to the Granville Business Park. After an extensive search for a building, the company purchased a parcel on Heather Avenue in mid-2008 and began the building process for a new 40,000 SF building with a December, 2008 move-in date.

Design Specialties designs and manufactures glass fireplace doors. DSI considers the fireplace the focal point of the room. DSI owner Pat Gengler states, "We bring creativity to the fireplace market by customizing designs using laser cut steel. We focus on turning your fireplace into a work of art. We literally have an artist who has a patented process for using the fireplace door as a piece of art." Working with DSI, it is possible to have your initials, a custom design, or even an image from your favorite sports team incorporated onto your fireplace door.

Pat Gengler purchased the company in 1996. He liked the product, the potential for product innovation and the customer service philosophy that existed in the company. Product innovation



Karen and Pat Gengler

continues to lead company growth with the introduction of steel frame doors and the addition of a new state of the art powder coating process allowing a wide range of attractive, durable finishes to complement the traditional plated and anodized finishes.

In an economy where credit was tightening, Mr. Gengler was able to find partners to move his project forward. He stated that he is very grateful to all the partners who helped make this

project and its timeframe a reality including James B. Luterbach Construction, TCF Bank, MEDC and the City, which expedited permitting for construction. Shortly after DSI moved into the new building late in 2008, a potential new customer came through the building and contracted for a large project using the new powder coat line, a project that could not have been handled in the old space. The building is already a success.

A message from Mayor Tom Barrett

Milwaukee exudes a 'Fresh Coast' spirit of innovation, energy and entrepreneurship that we're tapping to grow jobs and grow our region. The City of Milwaukee and the Milwaukee Economic Development Corporation work as partners to turn innovation and energy into opportunity. Through focused investment of our limited resources, we help position companies to grow during even our more challenging times.

I am proud of the Milwaukee Economic Development Corporation's successes and business growth represented in this annual report.

Altogether, MEDC assisted 108 businesses in 2008 representing

\$82 million in private investment and creating 1,195 new jobs.

In 2008 we were successful in expanding our economic development toolbox through a \$50 million allocation of New Market Tax Credits to MEDC. These credits allow MEDC to expand its loan program, and assist more small businesses and development projects in low-income neighborhoods of Milwaukee.

MEDC is the backbone of our business outreach program, working in tandem with staff of the Milwaukee Regional Economic Development Initiative to retain, grow and attract businesses. It is this kind of outreach

that will position us to compete globally, making the 'Fresh Coast' the place to grow!



Tom Barrett,
Mayor, City of Milwaukee
& MEDC Board Member

Milwaukee Economic Development Corporation (MEDC) Financed Projects 2008

First Edge Solutions, Inc.

Purchase Assets
\$500,000
JP Morgan Chase Bank
Jeffery Childs

Omni Family Medical Clinic, S.C.

Building renovation
\$400,000
JP Morgan Chase Bank
Jim Kelly

Forest Home Animal Clinic, S.C.

Building expansion
\$551,000
M&I Marshall & Ilsley Bank
Tom Gavigan

First Place Dentistry, LLC

Purchase commercial condo
\$336,000
Johnson Bank
Jasin Pasho

Alpha Source, Inc.

Purchase warehouse and office building
\$500,000
Associated Bank
John Verthein

Michael DeWan, D.D.S., S.C.

Construction of dental office building
\$500,000
M&I Marshall & Ilsley Bank
Ann Granitz/Joe Ruppel

Keller Investments, LLC

Construction of dental office building
\$182,000
M&I Marshall & Ilsley Bank
Ann Granitz/Joe Ruppel

PBH Redevelopment, LLC

Redevelopment Pabst Boiler House
\$550,000
M&I Marshall & Ilsley Bank
Jeff Nauth

Stern Tanning Co., Inc.

Purchase, renovate building
\$200,000
Park Bank
Bryan Swanson

Angelica Angel Agency, LLC

Construction of office building
\$230,000
Tri City National Bank
Ivan Gamboa

Material Recovery, Inc.

Purchase, renovate building
\$346,250
M&I Marshall & Ilsley Bank
Scott Russell

Brelie Gear Company, Inc.

Purchase milling machine
\$172,000
M&I Marshall & Ilsley Bank
Griffin Prochnow

Building & Landscape Services, Inc.

Purchase building
\$144,800
Wells Fargo
Dan Delgadillo

Record Lab Studio

Purchase building
\$40,000
Layton State Bank
Sherry Saiki

Simon Landscape Company, Inc.

Purchase building
\$108,000
PyraMax Bank
Kevin Carney

Northwest Funeral Chapel, Inc.

Building renovation
\$100,000
North Milwaukee State Bank
Errol Barnett

John M. Ellsworth Co., Inc.

Purchase building
\$500,000
M&I Marshall & Ilsley Bank
Richard Bongiorno

Carolina Conti M.D., S.C.

Construction of medical office building
\$203,600
US Bank
Ryan Heckman

Design Specialties, Inc.

Construct manufacturing building
\$500,000
TCF National Bank
Mark Pietrowiak



A message from the MEDC Board Chairman

Like cities and businesses everywhere, the Milwaukee Economic Development Corporation (MEDC) was not immune to the challenging economic environment in 2008 - making fewer loans in a markedly down economy. Nevertheless, the organization's portfolio remains strong.

If necessity is the mother of invention, then entrepreneurship is an antidote to recession.

If necessity is the mother of invention, then entrepreneurship is an antidote to recession.

MEDC clients range from emerging start-ups like the Omni Family Medical Clinic, S.C. to Astronautics, a 50-year-old manufacturer of navigation instruments. All our clients represent a spirit of invention and growth that will provide the cornerstone to the next generation of Milwaukee businesses.

MEDC remains a strong partner in the Milwaukee 7 economic development initiative, which brings together the combined expertise and experience of economic development organizations throughout Southeastern Wisconsin.

Through these strategic alliances, we are working cooperatively toward common goals

of growing, expanding and attracting business and talent in the Milwaukee Region.

We remain committed to our mission and our customers, and we look forward to building on a track record of success. I congratulate our committed staff and volunteer professionals for making the MEDC and the Milwaukee business landscape better each day.

Timothy R. Sheehy,
President, Metropolitan Milwaukee Association of Commerce (MMAC) & MEDC Board Chairman

Board of Directors

Chairman
Timothy Sheehy (1)
President, Metropolitan Milwaukee Association of Commerce

Thomas Barrett (1)
Mayor, City of Milwaukee

W. Martin Morics (1, 3)
Comptroller, City of Milwaukee

Willie L. Hines, Jr. (1)
Common Council President, Alderman, 15th District, City of Milwaukee

Joe Davis, Sr. (1, 4)
Alderman, 2nd District, City of Milwaukee

David D. Clark (1, 4)
Senior Vice President, Real Estate, Northwestern Mutual

Fred Lubert (1)
Chairman, Super Steel Products

Thomas J. O'Neill (1)
Executive Vice President, M&I Marshall & Ilsley Bank

Jean McKey (1, 3)
President/CEO, McKey Perforating Co.

Mark Lemke (2, 4)
Vice Chairman & CEO, The Private Bank

Carol Maria (2)
President, Wisconsin Business Development Service Co., LLC

Robin Talbott (2)
Senior Vice President, Legacy Bancorp, Inc.

Steven R. Barth (2)
Attorney, Foley & Lardner LLP

John Galanis (2)
Attorney, Galanis, Pollack, Jacobs & Johnson, S.C.

James Bomberg (1,2,3)
Senior Vice President, PyraMax Bank

Paul J. Kleiner (2)
Vice President, Park Bank

Carla Cross (4)
President/CEO, Cross Management Services, Inc.

Amelia E. Macareno (2)
Senior Vice President, Harris Bank

Samuel D. Dickman (4)
President, The Dickman Company, Inc.

Robert B. Monnat (4)
Chief Operating Officer, Mandel Group, Inc.

Les Blum (4)

Michael J. Dwyer (4)
Attorney, Godfrey & Kahn, S.C.

Julie A. Penman (4)
Associate Vice President, HGA Architects & Engineers

Patrick G. Walsh
President, Milwaukee Economic Development Corporation

Perfecto Rivera
Vice President, Harris Bank

Martha L. Brown
Deputy Commissioner, Department of City Development

Richard Marcoux
Commissioner, Department of City Development

Committee assignments:
1 - Executive
2 - Loan
3 - Audit
4 - Land Resource Development



Legislation Details (With Text)

File #: 090073 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 5/5/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: 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

Indexes: AGREEMENTS, BUSINESS IMPROVEMENT DISTRICT 41

Attachments: [Term Sheet](#)
[Public Improvement Development and Maintenance Agreement BID No 41](#)
[Fiscal Analysis](#)
[Fiscal Note](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/5/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/3/2009	1	CITY CLERK	DRAFT SUBMITTED		
6/26/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090073

Version

SUBSTITUTE 1

Reference

921708, 070843

Sponsor

ALD. KOVAC

Title

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.

Analysis

This substitute resolution approves a streetscape improvement project proposed by Business Improvement District No. 41 to enhance the commercial corridor along Downer Avenue from Webster to Park Place.

Body

Whereas, On October 23, 2007, the Common Council of the City of Milwaukee ("Common Council") created Business Improvement District No. 41 ("BID No. 41") via File No. 070843 and approved its first year Operating Plan; and

Whereas, The first year Operating Plan for BID No. 41 called for the BID Board to enter into an agreement with the City of Milwaukee ("City") for the financing, installation and maintenance of a mutually acceptable streetscape improvement project for Downer Avenue; and

Whereas, The 2009 Capital Budget for the City contains \$300,000 in the Neighborhood Commercial District Street Improvement Fund; and

Whereas, The Common Council adopted File No. 921708, which established guidelines for use of the Neighborhood Commercial District Street Improvement Fund; and

Whereas, The proposed project meets those guidelines; and

Whereas, A Public Improvement Development and Maintenance Agreement Term Sheet for said streetscaping project, a copy of which is attached to this Common Council File, has been prepared with the participation of the BID No. 41 Board and City departments; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proper City officials are directed to draft said Agreement, which is consistent with the terms and conditions of said Term Sheet and is mutually acceptable to the City Attorney, the Commissioner of the Department of City Development and BID No. 41; and, be it

Further Resolved, That the City Comptroller is directed to transfer \$300,000 from the Neighborhood Commercial District Street improvement Fund Account No. ST0408000A to Project Account No. ST04084600; and, be it

Further Resolved, That the City Comptroller, in conjunction with the Commissioner of the Department of City Development, is directed to establish any and all subaccounts in accordance with accepted accounting practices and the City guidelines necessary to maintain the fiscal control to carry out the intent and purpose of this resolution; and, be it

Further Resolved, That all City officials, departments, boards and commissions are directed to assist and cooperate with said project.

Drafter

DCD:RFM:rfm

06/02/09

TERM SHEET

Public Improvement Development and Maintenance Agreement BID No. 41 (Downer Avenue Streetscaping Project)

Project:

The Downer Avenue Streetscaping Project proposes to extend its public improvements efforts on Downer Avenue from Webster to Park Place.

Developer:

Business Improvement District No. 41 (Downer Avenue)

Proposed Improvements:

Decorative crosswalk colored pavement, replacement of pavers, greening of public spaces and extensive landscaping.

City Contribution:

The City will provide Business Improvement District No. 41 with \$300,000 from Legacy Bank and \$300,000 from the Neighborhood Commercial District Street Improvement Fund.

**PUBLIC IMPROVEMENT DEVELOPMENT
AND MAINTENANCE AGREEMENT FOR
BUSINESS IMPROVEMENT DISTRICT NO. 41
(Downer)**

This agreement is made this ____ day of _____, 2009, by and between the City of Milwaukee (“City”) and the Board of Business Improvement District No. 41 (“Board”)

WITNESS:

WHEREAS, on October 23, 2007 via Resolution File No. 070843, the Common Council of the City of Milwaukee created Business Improvement District No. 41 (“District”) pursuant to section 66.1109, Wisconsin Statutes, and approved the District’s first annual operating plan;

WHEREAS, the approved operating plan calls for the Board and the City to enter into an agreement to finance and install a mutually acceptable streetscape improvement project (“Project”) for the District;

WHEREAS, on _____, via Resolution File No. _____, the Common Council of the City of Milwaukee provided \$300,000 in the City funds for the Project;

WHEREAS, on _____, Resolution File No _____, the Common Council of the City of Milwaukee authorized the Commissioner of Public Works to proceed with the Project;

WHEREAS, on _____, via Resolution File No. _____, the Common Council of the City of Milwaukee approved this agreement and authorized the proper City officers to execute the agreement on its behalf; and

WHEREAS, on _____, the Board approved this agreement and authorized the proper officers of the Board to execute the agreement on its behalf;

NOW, THEREFORE, the City and the Board, in consideration of the premises and the mutual promises and undertakings hereinafter contained, mutually agree as follows:

I.

City Activities

The City shall undertake the following, except that with the concurrence of the commissioner of Public Works the Board or its contractor may perform portions of A., B., or E. below:

- A. Obtain all governmental permits and approvals necessary to construct the project:
- B. Construct the Project in accordance with the Improvements List attached to this agreement as Exhibit A.
- C. Provide City funds for the Project as specified in Common Council Resolution File No. _____;
- D. Assist the Board in financing its portion of the Project's cost by providing up to \$300,000 grant from the Neighborhood Commercial District Street Improvement Fund (NCDSI) and \$300,000 from the Legacy Redevelopment Corporation (see Exhibit D.
- E. Construct the Project in accordance with the project budget attached to this agreement as Exhibit C.

II.

Board Activities

The Board shall:

- A. Provide funding for maintenance and repair of the features of the Project, which exceed City standards in accordance with Section V of this agreement.

II.

Changes

No material changes shall be made by the City in the Project improvements listed in Exhibit A or in the Project budget as shown in Exhibit B without prior written consent by the Board.

IV.

Inspections

The Board or its contractor may make reasonable inspections of the Project during construction, provided that such inspections do not interfere with the progress of the work.

In the event that the Board suspects, as a result of the inspections made by it or its contractor, that the City is not constructing the project in accordance with the approved plans and specifications, the Board shall promptly inform the City of its concerns in writing and the City shall, as soon as reasonably possible, remedy the area of concern or, if it cannot, satisfy the Board in writing the reasons why.

V.

Maintenance

- A. Business Improvement District No. 41 (Historic Downer Avenue II) shall perform routine maintenance of and shall undertake capital repairs to the various improvements covered by this agreement as set forth in Exhibit "A" (Improvements LIST) and Exhibit "B" (MAINTENANCE & CAPITAL REPAIR RESPONSIBILITIES) attached hereto. The threshold for maintenance or repairs shall be same or higher than that used by the City of Milwaukee on other public right-of-way improvements in the city.
- B. If the Board fails to comply with its responsibilities as outline in Exhibit B, the City's Commissioner of Public Works ("Commissioner") shall provide the Board with a written notice setting forth the work, which the Commissioner determines, has not been performed. If the Board does not commence such work within 30 days from the date of receipt of the Commissioner's written notice, the Commissioner may perform or cause to be performed the required work. The cost of such work shall be billed to the BID. If the Board has not paid the cost of such maintenance work within 60 days after having received a written bill for such work from the commissioner, the City may assess the cost against the property within BID 41 in accordance with the applicable special assessments method

contained in the Operating Plan for BID 41 or any amendment to the Operating Plan.

- C. Notwithstanding paragraph “B” above, the Commissioner may, at his sole discretion, undertake emergency repairs to the items listed in Exhibit “A” in cases where public health or safety is at immediate risk. The cost of such repairs shall be billed to the BID following the procedures outlined in paragraph “B”>
- D. Approval by the Common Council of this Agreement shall substitute for any Special Privilege Permit that might otherwise be required by Section 245.12 of the Milwaukee Code of Ordinances and Section 66.045 of State Statutes of the items listed in Exhibit “A”. The Commissioner shall review and approve the specifications and location of all the improvements listed in Exhibit “A” prior to their initial installation .
- E. The term of this agreement shall be for 20 years but extended up to an additional 20 years upon mutual concurrence of both parties. The total removal of all items listed in Exhibit “A” and their replacement with standard City of Milwaukee public improvements shall automatically resulting termination of this agreement.

VI.

Force Majeure

If any party is prevented from performing an obligation stipulated in this agreement and such delay is for reasons which were beyond the party’s control, including but not limited to: acts of God, war, unusually severe weather conditions, strikes, civil disturbances, delays in obtaining or inability to obtain easements or other property rights which are necessary for construction or operation of the project, or delays in obtaining necessary supplies and/or equipment for construction, then the time within which the party was to perform shall be extended for a period equal to the delay.

VIII.

Coordination and Cooperation

- A. The City, through its Commissioner of Public Works, shall cooperate with the Board in the performance of the City's responsibilities under this agreement. The Commissioner of Public Works shall formally designate a representative to serve as liaison with the Board for the Project.
- B. The Board, through its Chairperson, shall cooperate with the City in the performance of the Board's responsibilities under this agreement. The Chairperson of the Board shall formally designate a representative to serve as liaison with the City for the project.

Written Notices

Any written notices to be sent under this agreement shall be sent to the following individuals:

- A. For the City:

Commissioner of Public Works
Department of Public Works
Room 516, Municipal Building
841 North Broadway
Milwaukee, WI 53202

With a copy to:

Commissioner of City Development
Department of City Development
809 North Broadway
P.O. Box 324
Milwaukee, WI 53202

- B. For the Board:

Jake Provan, Executive Director
Historic Downer Avenue Business Improvement District 41
788 North Jefferson ST; Suite 800
Milwaukee, WI 53202

X.

Exhibits

The following Exhibits A, B, C, and D are incorporated herein and made part hereof:

- Exhibit A: Improvements List for Downer Avenue Streetscaping Project
- Exhibit B: Maintenance Standards, Downer Avenue Streetscaping Project
- Exhibit C: Budget, BID No. 41 Downer Avenue Streetscaping
- Exhibit D: Legacy Redevelopment Corporation Loan Commitment for BID No. 41 Downer Avenue Streetscaping

IN WITNESS HEREOF, the parties have executed this agreement the day and year first above written.

IN THE PRESENCE OF:

CITY OF MILWAUKEE

By _____
Mayor

By _____
City Clerk

COUNTERSIGNED:

By _____
Comptroller

IN THE PRESENCE OF:

BOARD OF BUSINESS
IMPROVEMENTS DISTRICT NO.

4141

By

Approved as to Form, Content and Execution
this _____ day of _____, 2009.

By _____
Special Deputy City Attorney

EXHIBIT A
IMPROVEMENTS LIST

The streetscape improvements listed below will be located along Downer Avenue from Webster to Park Place. Detailed plans for the streetscape are on file in the City of Milwaukee department of Public Works offices (DPW). Specific maintenance responsibilities are outlined in Exhibit "B". (See attached streetscape plans)

Pavement Treatments

Demo Sidewalk, Pavers
Curb and Asphalt Contingency
New sidewalk/integral
walk(pavers section)
Improved Pedestrian crosswalks
New Tenant Entries
Bury Power Lines
Planning/Surveying Fees

Other Street amenities

New Trash Receptacles
Trees and Planters
Bike Racks
Street Furniture

EXHIBIT B

MAINTENANCE & REMOVAL / REPLACEMENT RESPONSIBILITIES

(to completed by DPW)

EXHIBIT C

Downer Avenue Streetscape Budget

Conceptual Budget	Budget Value
Demo Pavers	\$ 43,444.00
Curb and Asphalt Contingency	\$ 31,771.00
Demo Tenant Entries	\$ 13,489.00
New sidewalk	\$ 109,501.00
New integral walk (pavers section)	\$ 302,050.00
New Tenant Entries	\$ 25,170.00
Bury Power Lines	\$ 50,000.00
Planning/Surveying Fees	\$ 24,575.00
<u>Variables</u>	
New Trash Receptacles	\$ 12,000.00
Updated Pedestrian Crosswalks	\$ 93,600.00
Tree Areas	\$ 8,000.00
Planters	\$ 15,000.00
Bike Racks	\$ -
Benches	\$ 23,100.00
BID Package Subtotal	\$ 600,000.00

Exhibit D



LEGACY BANK
2102 West Fond du Lac Avenue
Milwaukee, WI 53206
Tel. 414-343-6900 • Fax 414-343-6910
www.legacybancorp.com

June 11, 2009

Mr. Jake Provan
Historic Downer Avenue Business Improvement District #41
788 N. Jefferson St., Suite 800
Milwaukee, WI 53202

Dear Mr. Provan:

On behalf of Legacy Bank and Legacy Redevelopment Corporation we want to thank you for this opportunity to finance the street scape project for the Historic Downer Avenue Business Improvement District #41, City of Milwaukee, State of Wisconsin. The following terms and conditions will be part of the loan:

Borrower:	Historic Downer Avenue Business Improvement District #41
Type:	Term Loan
Amount:	\$300,000
Purpose:	Finance \$300,000 of the \$600,000 proposed streetscaping project for Downer Ave, Milwaukee, WI
Total Project:	\$600,000 with \$300,000 provided in a grant from the City of Milwaukee. \$300,000 to be financed by Legacy Bank with a \$150,000 participation by Legacy Redevelopment Corporation
Interest Rate:	6.50%
Bank Fees:	1% closing fee and \$275.00 documentation fee
Term:	5 years
Amortization:	15 years

Exhibit D

Repayment:	Interest only monthly. Annual principal payments of \$20,000 due on March 31 st of each year beginning on March 31, 2010.
Maturity Date:	Matures 5 years from the date of the loan
Prepayment Penalty:	1%
Collateral:	None
Guarantees:	Unlimited guaranty of Van Buren Management, Inc.
Disbursement:	\$300,000 grant will be received from the City of Milwaukee prior to any loan disbursements. These funds are to be deposited into borrowers account at Legacy Bank in an escrow account. All disbursements will be made through Chicago Title Insurance Company under the terms of a written disbursing agreement. Any fees associated with the disbursements will be the responsibility of the borrower.

This commitment is also subject to the following terms and conditions:

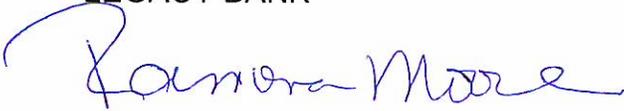
1. Borrower to be responsible for all title fees, recording fees, disbursement costs, out-of-pocket expenses associated with preparation, execution and filing of the documentation required evidencing this credit facility.
2. Reporting Requirements:
 - a) Annual management prepared financial statements from borrower
 - b) Annual budget from borrower
 - c) Annual assessment breakdown of BID properties
 - d) Annual management prepared financial statements from guarantor
3. Prior to closing:
 - a) Articles of Incorporation, Certificate of Status, Operating Agreement, and a Certificate of Authorized Signers for borrower and guarantor
 - b) Complete project budget with itemization of cost, vendor and purpose.
 - c) All corporate depository accounts of borrower to be maintained with Legacy Bank.

Again Legacy Bank and Legacy Redevelopment Corporation would like to thank you for this opportunity and we appreciate the corporate relationship. Please contact me at 343-3041 with questions or if I can be of any assistance.

Exhibit D

Sincerely,

LEGACY BANK



Ramona Moore
Vice President

LEGACY REDEVELOPMENT CORPORATION



Susan K. Eick
President

Please sign and return by 7/15/09 if you agree to the Terms and Conditions set forth in this commitment letter.

Historic Downer Avenue Business Improvement District #41

BY: Jake Provan, Executive Director

Date

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

JUNE 29, 2009

Item 14, File #090073

File Number 090073 is a resolution authorizing the proper City officials to draft a Public Improvement Development and Maintenance Agreement for Business Improvement District No. 41 (Downer Avenue) and approving the expenditure of \$300,000 from the Neighborhood Commercial District Street Improvement Fund for this project.

Background

1. On October 23, 2007, the Common Council adopted File No. 070843, a resolution creating Business Improvement District No. 41 (Downer Avenue), located along North Downer Avenue between East Bradford Avenue and East Park Place. This resolution also approved the first-year Operating Plan for the BID.
2. The Operating Plan for BID No. 41 calls for the BID Board to enter into an agreement with the City for the financing, acceptance and maintenance of a mutually acceptable streetscape improvement project for Downer Avenue.
3. The Neighborhood Commercial District Street Improvement Fund is a DCD-administered capital account that provides the City's matching funds for BID commercial district streetscaping projects, as well as the local match for federal Congestion Mitigation and Air Quality Improvement Program ("CMAQ") grants that fund neighborhood street construction projects. The 2008 Budget provided \$1 million for this account, while the 2009 Budget provides \$337,000. According to DCD, \$250,000 of the 2008 allocation was earmarked for Downer Avenue streetscaping.
4. City departments (DCD and DPW) and the BID Board have prepared a term sheet for a proposed Downer Avenue Public Improvement Development and Maintenance Agreement. The term sheet indicates that the proposed improvements will include the installation of decorative, colored pavement at crosswalks, replacement of pavers, the greening of public spaces and extensive landscaping. It also calls for the City to provide the BID with \$300,000 for this project from the Neighborhood Commercial District Street Improvement Fund; another \$300,000 will be provided in the form of a loan to the BID from Legacy Bank.

Discussion

1. This resolution directs the proper City officials to draft a Public Improvement Development and Maintenance Agreement for the Downer Avenue streetscaping project consistent with the term sheet for the project.

2. A draft of the Agreement is contained in the file of this resolution. It indicates that the City will be responsible for constructing the improvements (Department of Public Works), obtaining necessary permits and approvals and providing the City's share (\$300,000) of the project cost. The BID Board shall, in turn, be responsible for obtaining the balance of the funding needed for the project and for maintaining and repairing the improvements.
3. The draft Agreement calls for the following improvements to be installed along Downer Avenue between Webster Place and Park Place:
 - New sidewalk and pavers
 - Improved crosswalks
 - New tenant entries
 - Buried power lines
 - New trash receptacles
 - Trees and planters
 - Bike racks
 - Street furniture
4. This resolution also directs the City Comptroller to transfer \$300,000 from the Neighborhood Commercial District Street Improvement Fund account to a project account for the Downer Avenue streetscaping project.

Fiscal Impact

1. The current unencumbered balance in the Neighborhood Commercial District Street Improvement Fund is \$591,181.
2. This resolution authorizes a fund transfer and expenditures totaling \$300,000, which will reduce the balance in the Fund to \$291,181.

Prepared by: Jeff Osterman, x2262
LRB-Research & Analysis Section
June 25, 2009

cc: Rocky Marcoux
Martha Brown
Joe' Mar Hooper
Rhonda Manuel
Marianne Walsh

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 06/02/09

FILE NUMBER: 090073

Original Fiscal Note Substitute

SUBJECT: 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.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
 ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
 NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: DEPARTMENT ACCOUNT(DA) CONTINGENT FUND (CF)
 CAPITAL PROJECTS FUND (CPF) SPECIAL PURPOSE ACCOUNTS (SPA)
 PERM. IMPROVEMENT FUNDS (PIF) GRANT & AID ACCOUNTS (G & AA)
 OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 41 (Downer Avenue)	ST04084600	\$300,000		
TOTALS			\$300,000		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE



Legislation Details (With Text)

File #: 090074 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 5/5/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: 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

Indexes: AGREEMENTS, BUSINESS IMPROVEMENT DISTRICT 36

Attachments: [Term Sheet](#)
[Public Improvement Development and Maintenance Agreement-BID No. 36.pdf](#)
[BID No. 36 Board Resolution.pdf](#)
[Fiscal Analysis](#)
[Fiscal Note](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
5/5/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/3/2009	1	CITY CLERK	DRAFT SUBMITTED		
6/26/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090074

Version

SUBSTITUTE 1

Reference

040878

Sponsor

ALD. COGGS

Title

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.

Analysis

This substitute resolution approves a streetscape improvement project proposed by Business Improvement District No. 36 to enhance the commercial corridor along Holton Street from Keefe to Concordia Avenues.

Body

Whereas, On November 3, 2004, the Common Council of the City of Milwaukee ("Common Council") created Business Improvement District No. 36 ("BID No. 36") via File No. 040878 and approved its first year Operating Plan; and

Whereas, The first year Operating Plan for BID No. 36 called for the BID Board to enter into an agreement with the City of Milwaukee ("City") for the financing, installation and maintenance of a mutually acceptable streetscape improvement project for BID No. 36; and

Whereas, The 2009 Capital Budget for the City contains \$140,000 in the Business Improvement District Fund; and

Whereas, A Public Improvement Development and Maintenance Agreement Term Sheet for said streetscaping project, a copy of which is attached to this Common Council File, has been prepared with the participation of the BID No. 36 Board and City departments; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proper City officials are directed to draft said Agreement, which is consistent with the terms and conditions of said Term Sheet and is mutually acceptable to the City Attorney, the Commissioner of the Department of City Development and BID No. 36; and, be it

Further Resolved, That the City Comptroller is directed to transfer \$140,000 from the Business Improvement District Fund Account No. UR0418000A to Project Account No. UR04184100; and, be it

Further Resolved, That the City Comptroller, in conjunction with the Commissioner of the Department of City Development, is directed to establish any and all subaccounts in accordance with accepted accounting practices and the City guidelines necessary to maintain the fiscal control to carry out the intent and purpose of this resolution; and, be it

Further Resolved, That all City officials, departments, boards and commissions are directed to assist and cooperate with said project.

Drafter

DCD:RFM:rfm

06/02/09

TERM SHEET

Public Improvement Development and Maintenance Agreement BID No. 36 (Riverworks II Streetscaping Project)

Project:

The Riverworks II Streetscaping Project proposes to extend its public improvements efforts on West Holton Street from Keefe to Concordia Avenues.

Developer:

Business Improvement District No. 36 (Riverworks II)

Proposed Improvements:

Enhanced Street Milwaukee Style and Harp Lighting, decorative crosswalk colored pavement, street furniture, trash receptacles, commercial district gateway enhancements and greening of public spaces and extensive landscaping.

City Contribution:

The City will provide Business Improvement District No. 36 with \$140,000 from the Business Improvement District Fund and \$140,000 from the Community Development Grants Administration.

BID Commitment:

The Board of Business Improvement District No. 36 shall commit to repay the City for a 20-year period or the term of the loan plus the estimated interest rates prevailing on the market as of the first date of the City Contribution.

**PUBLIC IMPROVEMENT DEVELOPMENT
AND MAINTENANCE AGREEMENT FOR
BUSINESS IMPROVEMENT DISTRICT NO. 36
(Riverworks II)**

This agreement is made this ____ day of _____, 2009, by and between the City of Milwaukee (“City”) and the Board of Business Improvement District No. 36 (“Board”)

WITNESS:

WHEREAS, on November 3, 2004 via Resolution File No. 040878, the Common Council of the City of Milwaukee created Business Improvement District No. 36 (“District”) pursuant to section 66.1109, Wisconsin Statutes, and approved the District’s first annual operating plan;

WHEREAS, the approved operating plan calls for the Board and the City to enter into an agreement to finance and install a mutually acceptable streetscape improvement project (“Project”) for the District;

WHEREAS, on _____, via Resolution File No. _____, the Common Council of the City of Milwaukee provided \$140,000 in the City funds for the Project;

WHEREAS, on _____, Resolution File No _____, the Common Council of the City of Milwaukee authorized the Commissioner of Public Works to proceed with the Project;

WHEREAS, on _____, via Resolution File No. _____, the Common Council of the City of Milwaukee approved this agreement and authorized the proper City officers to execute the agreement on its behalf; and

WHEREAS, on _____, the Board approved this agreement and authorized the proper officers of the Board to execute the agreement on its behalf;

NOW, THEREFORE, the City and the Board, in consideration of the premises and the mutual promises and undertakings hereinafter contained, mutually agree as follows:

I.

City Activities

The City shall undertake the following, except that with the concurrence of the commissioner of Public Works the Board or its contractor may perform portions of A., B., or E. below:

- A. Obtain all governmental permits and approvals necessary to construct the project:
- B. Construct the Project in accordance with the Improvements List attached to this agreement as Exhibit A.
- C. Provide City funds for the Project as specified in Common Council Resolution File No. _____;
- D. Assist the Board in financing its portion of the Project's cost by providing up to \$140,000 in from the Business Improvement District Loan fund (loan) to be repaid through special assessments levied by the Board on the real property within the District and \$140,000 from the Community Development Block Grant Agency (CDBG) Recovery Fund(grant).
- E. Construct the Project in accordance with the project budget attached to this agreement as Exhibit C.

II.

Board Activities

The Board shall:

- A. Repay the City for its portion loan including interest and finance charges applicable to the debt issued by the City for the Board's total portion of the project cost, through annual assessments on the real property within the District in accordance with the repayment schedule attached to this agreement as Exhibit C

- B. Provide funding for maintenance and repair of the features of the Project, which exceed City standards in accordance with Section V of this agreement.

II.

Changes

No material changes shall be made by the City in the Project improvements listed in Exhibit A or in the Project budget as shown in Exhibit B without prior written consent by the Board.

IV.

DRAFT Inspections

The Board or its contractor may make reasonable inspections of the Project during construction, provided that such inspections do not interfere with the progress of the work.

In the event that the Board suspects, as a result of the inspections made by it or its contractor, that the City is not constructing the project in accordance with the approved plans and specifications, the Board shall promptly inform the City of its concerns in writing and the City shall, as soon as reasonably possible, remedy the area of concern or, if it cannot, satisfy the Board in writing the reasons why.

V.

Maintenance

- A. Business Improvement District No. 36 (Riverworks II) shall perform routine maintenance of and shall undertake capital repairs to the various improvements covered by this agreement as set forth in Exhibit "A" (Improvements LIST) and Exhibit "B" (MAINTENANCE & CAPITAL REPAIR RESPONSIBILITIES) attached hereto. The threshold for maintenance or repairs shall be same or higher than that used by the City of Milwaukee on other public right-of-way improvements in the city.

- B. If the Board fails to comply with its responsibilities as outline in Exhibit B, the City’s Commissioner of Public Works (“Commissioner”) shall provide the Board with a written notice setting forth the work, which the Commissioner determines, has not been performed. If the Board does not commence such work within 30 days from the date of receipt of the Commissioner’s written notice, the Commissioner may perform or cause to be performed the required work. The cost of such work shall be billed to the BID. If the Board has not paid the cost of such maintenance work within 60 days after having received a written bill for such work from the commissioner, the City may assess the cost against the property within BID 36 in accordance with the applicable special assessments method contained in the Operating Plan for BID 36 or any amendment to the Operating Plan.
- C. Notwithstanding paragraph “B” above, the Commissioner may, at his sole discretion, undertake emergency repairs to the items listed in Exhibit “A” in cases where public health and safety is at immediate risk. The cost of such repairs shall be billed to the BID following the procedures outlined in paragraph “B”>
- D. Approval by the Common Council of this Agreement shall substitute for any Special Privilege Permit that might otherwise be required by Section 245.12 of the Milwaukee Code of Ordinances and Section 66.045 of State Statutes of the items listed in Exhibit “A”. The Commissioner shall review and approve the specifications and location of all the improvements listed in Exhibit “A” prior to their initial installation .
- E. The term of this agreement shall be for 20 years but extended up to an additional 20 years upon mutual concurrence of both parties. The total removal of all items listed in Exhibit “A” and their replacement with standard City of Milwaukee public improvements shall automatically resulting termination of this agreement.

VI.

Term

The term of the BID loan, in the amount of \$140,000 with an interest rate of 5.50%, shall be 20 years. This term shall include an option for prepay on the principal and an additional premium payment as calculated by the Office of the Comptroller.

VII.

Force Majeure

If any party is prevented from performing an obligation stipulated in this agreement and such delay is for reasons which were beyond the party's control, including but not limited to: acts of God, war, unusually severe weather conditions, strikes, civil disturbances, delays in obtaining or inability to obtain easements or other property rights which are necessary for construction or operation of the project, or delays in obtaining necessary supplies and/or equipment for construction, then the time within which the party was to perform shall be extended for a period equal to the delay.

VIII.

Coordination and Cooperation

- A. The City, through its Commissioner of Public Works, shall cooperate with the Board in the performance of the City's responsibilities under this agreement. The Commissioner of Public Works shall formally designate a representative to serve as liaison with the Board for the Project.
- B. The Board, through its Chairperson, shall cooperate with the City in the performance of the Board's responsibilities under this agreement. The Chairperson of the Board shall formally designate a representative to serve as liaison with the City for the project.

IX.

Written Notices

Any written notices to be sent under this agreement shall be sent to the following individuals:

A. For the City:

Commissioner of Public Works
Department of Public Works
Room 516, Municipal Building
841 North Broadway
Milwaukee, WI 53202

DRAFT

With a copy to:

Commissioner of City Development
Department of City Development
809 North Broadway
P.O. Box 324
Milwaukee, WI 53202

B. For the Board:

Darryl Johnson, Executive Director
Riverworks II Business Improvement District 36
303 East Vienna Avenue
Milwaukee, WI 53212

X.

Exhibits

The following Exhibits A, B, C, and D are incorporated herein and made part hereof:

Exhibit A: Improvements List for Holton Streetscaping Project

Exhibit B: Maintenance Standards, Holton Streetscaping Project

Exhibit C: Budget, BID No. 36 Holton Streetscaping

Exhibit D: Repayment Schedule, BID No. 36 Holton Streetscaping Project

DRAFT

IN WITNESS HEREOF, the parties have executed this agreement the day and year first above written.

IN THE PRESENCE OF:

CITY OF MILWAUKEE

By _____
Mayor

By _____
City Clerk

DRAFT

COUNTERSIGNED:

By _____
Comptroller

IN THE PRESENCE OF:

BOARD OF BUSINESS
IMPROVEMENTS DISTRICT NO.

3636

By

Approved as to Form, Content and Execution
this _____ day of _____, 2009.

By _____
Special Deputy City Attorney

EXHIBIT A
IMPROVEMENTS LIST

The streetscape improvements listed below will be located on Holton Street from Keefe Avenue to Concordia with a focus on the intersection on Townsend Street. Detailed plans for the streetscape improvements are on file in the City of Milwaukee Department of Public Works offices. The improvements listed below shall be considered to belong to the City of Milwaukee although the general maintenance obligations therefore shall be the responsibility of the BID. Specific maintenance responsibilities are outlined in Exhibit “B”.

Decorative Lighting Project:

The Milwaukee and Harp Style lighting will extend approximately two blocks on Holton Street from Concordia to Keefe Avenue.

Lighting:

- (8) Harp Style Lights
- (8) Milwaukee Style Lanterns

DRAFT

Pavement Treatments:

- Colored Concrete Crosswalk
- Decorative stamped Pavement
- Curb Bump-outs

Landscaping:

- Trees and planters will be installed along the Beer-line
- Recreational Trail

Other Street Amenities:

- Gateway signage
- Street furniture (benches, trash receptacle, and hanging planters)
- Holton/ Townsend Mural Project

EXHIBIT B

MAINTENANCE & REMOVAL / REPLACEMENT RESPONSIBILITIES

(to completed by DPW)

DRAFT

EXHIBIT C

Holton Streetscape Cost Estimates (Concordia to Keefe)

<u>Holton/Townsend Intersection</u>	
Bumpouts, crosswalks, colored concrete, etc.	
\$85,000 in contract work and \$30,000 in engineering work	\$ 115,000.00
<u>Lighting on Holton Street</u>	
Harp Lights (Max Cost)	\$ 85,000.00
Lanterns for Tall Street Lights	\$ 22,000.00
Total Lighting Costs	\$ 107,000.00
<u>Miscellaneous</u>	
Benches	\$ 4,000.00
Trash Receptacles (With Lids & Installation)	\$ 5,000.00
Landscaping/Hanging Planters	\$ 9,000.00
Signage	\$ 15,000.00
Holton Mural Project	\$ 20,000.00
Trees - Purchase & Installation	\$ 5,000.00
Total Misc. Costs	\$ 58,000.00
Total Costs for Holton Street	\$ 280,000.00

EXHIBIT D

AMORTIZATION SCHEDULE

DRAFT

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT NO. 36
BOARD RESOLUTION**

This resolution approves the Business Improvement District (“BID”) No. 36’s Streetscape Project (the “Project”) along Holton Street between Keefe Avenue and Concordia Avenue and at designated intersections on Keefe Avenue and Concordia Avenue; and at designated intersections along the “Beerline” Recreational Trail which extends from Keefe Avenue to the north and Auer Avenue to the south. The improvements are based on the BID design guidelines and conceptual plans.

WHEREAS, The BID No. 36 Board will enter into a Public Improvement Development and Maintenance Agreement with the City of Milwaukee’s Department of City Development to finance the Project; and

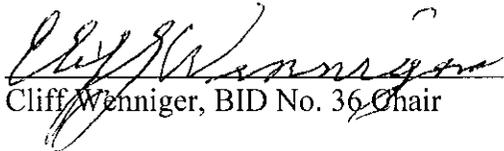
WHEREAS, The BID No. 36 Board approves cost for the proposed project not to exceed \$280,000; and

WHEREAS, The City of Milwaukee will provide a financing package that will include a loan in the amount of approximately \$140,000 and a matching grant in the amount of Approximately \$140,000, with the total financing package not to exceed \$280,000; and

WHEREAS, The BID No. 36 Board intends to commence with the project in the Summer of 2009; therefore be it

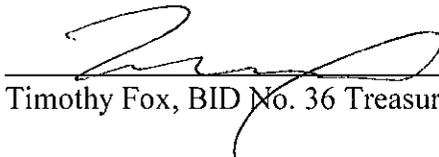
RESOLVED, That BID No. 36 Board and the Department of City Development will draft the necessary resolution and term sheet on behalf of the BID No. 36.

This resolution was adopted by BID No. 36 by a vote of 3 during their April 15, 2008 Board of Director meeting.



Cliff Wenniger, BID No. 36 Chair

Date 6/19/09



Timothy Fox, BID No. 36 Treasurer

Date 6/22/09

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

JUNE 29, 2009

Item 15, File #090074

File Number 090074 is a resolution authorizing the proper City officials to draft a Public Improvement Development and Maintenance Agreement for Business Improvement District No. 36 (Riverworks II) and approving the expenditure of \$140,000 from the Business Improvement Districts Fund capital account for this project.

Background

1. On November 3, 2004, the Common Council adopted File No. 040878, a resolution creating Business Improvement District No. 36 (Riverworks II), located roughly along a former railroad line extending from the vicinity of W. Pierce Street/E. Auer Avenue northwesterly to E. Keefe Avenue and then westerly to N. 1st Street. This resolution also approved the first-year Operating Plan for the BID.
2. The Operating Plan for BID No. 36 calls for the BID Board to enter into an agreement with the City for the financing, acceptance and maintenance of a mutually acceptable streetscape improvement project for the Riverworks II area.
3. The Business Improvement Districts Fund is a DCD-administered capital account that has been used to provide loans to BIDs for streetscaping and other infrastructure projects. The 2008 Budget provided \$500,000 for this account. Because there were sufficient carry-over funds from prior budget years to meet anticipated needs in 2009, no additional funding for this account was included in the 2009 Budget.
4. City departments (DCD and DPW) and the BID Board have prepared a term sheet for a proposed Riverworks II Public Improvement Development and Maintenance Agreement. The term sheet indicates that the proposed improvements will include the installation of new streetlights, decorative, colored crosswalk pavement, trash receptacles, gateway improvements and extensive landscaping. It also calls for the City to provide the BID with \$140,000 for this project from the Business Improvement Districts Fund; another \$140,000 will be provided by Community Development Grants Administration.

Discussion

1. This resolution directs the proper City officials to draft a Public Improvement Development and Maintenance Agreement for the Riverworks II streetscaping project consistent with the term sheet for the project.
2. A draft of the Agreement is contained in the file of this resolution. It indicates that the City will be responsible for constructing the improvements (Department of Public

Works), obtaining necessary permits and approvals and assisting the BID Board in financing the project. Financing will consist of a \$140,000 loan from the Business Improvement Districts Fund (to be repaid through special assessments levied on real property within the BID) and a \$140,000 grant from the Community Development Block Grant Agency Recovery Fund.

3. Under the proposed Agreement, the BID Board shall be responsible for repaying the loan, including interest and finance charges, through special property assessments, and for funding the maintenance and repair of the streetscaping improvements.
4. The draft Agreement calls for the following improvements to be installed along Holton Street between Concordia and Keefe avenues:
 - New Milwaukee-style and harp-style lights (8 each)
 - Colored crosswalks
 - Decorative, stamped pavement
 - Curb bump-outs
 - Trees and planters along the Beer Line Recreational Trail
 - Gateway signage
 - A mural at Holton and Townsend
 - Street furniture (benches, trash receptacles and hanging planters)
5. This resolution also directs the City Comptroller to transfer \$140,000 from the Business Improvement Districts Fund account to a project account for the Riverworks II streetscaping project.

Fiscal Impact

1. The current unencumbered balance in the Business Improvement Districts Fund is \$1,240,639.
2. This resolution authorizes a fund transfer and expenditures totaling \$140,000, which will reduce the balance in the Fund to \$1,100,639.

Prepared by: Jeff Osterman, x2262
LRB-Research & Analysis Section
June 25, 2009

cc: Rocky Marcoux
Martha Brown
Joe' Mar Hooper
Rhonda Manuel
Marianne Walsh

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 06/02/09

FILE NUMBER: 090074

Original Fiscal Note Substitute

SUBJECT: 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.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
 ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
 NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: DEPARTMENT ACCOUNT(DA) CONTINGENT FUND (CF)
 CAPITAL PROJECTS FUND (CPF) SPECIAL PURPOSE ACCOUNTS (SPA)
 PERM. IMPROVEMENT FUNDS (PIF) GRANT & AID ACCOUNTS (G & AA)
 OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 36 (Riverworks II)	UR04184100	\$140,000		
TOTALS			\$140,000		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE



Legislation Details (With Text)

File #: 090251 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 6/16/2009 **In control of:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

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

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, FEDERAL GRANTS

Attachments: [Cover Letter](#)
[Fiscal Note](#)
[Hearing Notice List](#)

Date	Ver.	Action By	Action	Result	Tally
6/16/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/26/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090251

Version

SUBSTITUTE 1

Reference

Sponsor

THE CHAIR

Title

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

Analysis

The resolution allocates the additional Community Development Block Grant (CDBG) funds received for the 2009 program year in the amount of \$39,413.

Body

Whereas, The City of Milwaukee was initially notified by HUD that the 2009 CDBG award amount was \$16,850,642; and

Whereas, The City of Milwaukee recently received an additional notification from HUD stating that the 2009 CDBG award would be \$16,890,055 resulting in an increase in the amount of \$39,413; and

Whereas, The Community and Economic Development Committee recommends approval to allocate the additional 2009 CDBG funding in the amount of \$39,413 to the Department of Public Works for the Targeted Weekend Box Neighborhood Program; now therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the award as stated above is approved for the Department of Public Works; and, be it

Further Resolved, That the Community Development Grants Administration is responsible for awarding a subrecipient contract for these approved activities; and, be it

Further Resolved, That the subrecipient organizations shall submit budget and activity reports in amounts and according to any conditions approved by the Common Council and in accordance with File Number 74-92-5v, to the Community Development Grants Administration and the City Comptroller for review and approval; and, be it

Further Resolved, That payments for CDBG cost incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and the City Comptroller; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common council File Number 74-92-5v are fully applicable to the 2009 Community Development Entitlement Funding Program.

Requestor

Drafter

CDGA-09CDBG

06/22/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: June 10, 2009

RE: Title Only Resolution for Introduction

Attached is a Title only resolution regarding changes to the 2009 Community Development Block Grant funds that seeks the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachment

CITY OF MILWAUKEE FISCAL NOTE

A) DATE June 22, 2009

FILE NUMBER: 090251

Original Fiscal Note Substitute 1

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

B) SUBMITTED BY (Name/title/dept./ext.): Steve L. Mahan/Director/DOA-CDGA/x3842

C) CHECK ONE: ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
 ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
 NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: DEPARTMENT ACCOUNT(DA) CONTINGENT FUND (CF)
 CAPITAL PROJECTS FUND (CPF) SPECIAL PURPOSE ACCOUNTS (SPA)
 PERM. IMPROVEMENT FUNDS (PIF) GRANT & AID ACCOUNTS (G & AA)
 OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	2009 CDBG Award		\$39,413	\$39,413	
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE

