



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

September 21, 2015

Ald. Michael J. Murphy
President
Milwaukee Common Council
City Hall, Room 205

Dear Ald. Murphy:

In accordance with the requirements of MCO Ch. 355-15, the Department of City Development herewith submits its 2015 report regarding compliance with the provisions of MCO Chapter 355. During 2015, three development projects, Schlitz Park, The Northwestern Mutual Tower & Commons and The Posner, were subject to the requirements of Ch. 355.

The human resources agreements for each of the projects require that at least 25% of the construction budget be spent with firms certified by the City of Milwaukee as Small Business Enterprises (SBE).

The Schlitz Park streetscaping project was completed in late 2014 and the final report dated December 14, 2014, states that the project achieved a SBE participation of 26%, exceeding the 25% requirement.

Northwestern Mutual Tower & Commons reported that SBE firms have been awarded 29.6% of the construction and professional services contracts exceeding the 25% requirement by 4.6%. Through March 31, 2015, 17.8% of the actual payments made for that work went to SBE firms.

The Posner awarded 33% of its contract value to SBE firms, surpassing the 25% construction contract requirement. The project has awarded 3% of professional services contract value to SBE firms, with a requirement of 18%.

The human resources agreements for Schlitz Park, Northwestern Mutual Tower and Commons and the Posner Building further require at least 40% RPP participation for the labor involved in these projects.

The Schlitz Park final report, dated December 31, 2014, reported that the RPP participation rate for Schlitz Park was 43.5% of worker hours, exceeding the 40% requirement.



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Data submitted March 31, 2015, regarding Northwestern Mutual Tower & Commons, reported a 46.1% RPP participation rate, significantly surpassing the 40% requirement.

The Posner reported a RPP participation rate of 14% of their 40% requirement on their August 30, 2015 report. The developer has indicated that the particular skills required for a historic restoration project of this magnitude plus the high demand for RPP workers on other projects has suppressed RPP hiring.

Copies of the most recent reports submitted by the developers regarding Ch. 355 requirements are attached.

Lori Lutzka will attend the October 26, 2015 meeting of the Community and Economic Development Committee to answer any questions regarding the projects.

Sincerely,

A handwritten signature in cursive script, appearing to read "Martha L. Brown".

Martha L. Brown
Deputy Commissioner

C: Ald. Joe Davis Sr., Chair, Community and Economic Development Committee
James Owczarski, City Clerk
Rhonda Kelsey, City Purchasing Director, Business Operations Division
Nikki Purvis, Office of Small Business Development
Lori Lutzka, Department of City Development

Attachments