



July 2, 2008

Mr. Steve Mahan  
Community Development Grants Administration

Mr. Leo Ries  
Local Initiatives Support Corporation

Dear Steve and Leo,

Thank you again for all of the support that you have provided West End Development Corporation. It has been a challenging three years for all involved. The city and LISC have consistently stepped up to the plate, and for that, we're grateful.

As you know, West End's Executive Committee presented a recommendation to the board to dissolve the agency. A full board meeting took place on Wednesday, June 25 where closing the agency (or not) was discussed at length. Board members thoroughly evaluated the viability of continuing under the current business model. Ultimately it was determined that the agency could not continue given the current level of debt and difficult market conditions. A healthy turnaround, if even possible, is far into the future, a timeframe that would result in more staff and board turnover.

In a 10-1 vote, a motion was passed to create a formal workout committee to dissolve the agency and liquidate its assets in the most appropriate and expeditious way. Also in that motion, the board agreed it was critical to present a formal written request to the city and LISC for the necessary technical and financial assistance to complete the workout process.

By way of this letter, the board formally requests from the city and LISC technical and financial assistance during West End's workout process.

The entire board remains committed to a workout process that keeps all parties' best interests in mind. The above requested assistance is critical in order for us to accomplish that. In addition to the board, Greg Flisram, who officially resigned his role as executive director effective Friday, June 27, in the short term remains committed to assisting the workout as a volunteer. Long term he hopes to find another avenue within community development to contribute at a high level. We hope that his talent and expertise to positively impact community development does not go untapped.

We look forward to discussing the details of West End's workout with you. Thank you for consideration of our request and for your ongoing support of the organization.

Sincerely,

Blair Williams

A handwritten signature in black ink, appearing to read 'Carol Winkel', is written over the typed name 'Carol Winkel'.

Carol Winkel

940 North 23<sup>rd</sup> Street, Suite 153  
Milwaukee, Wisconsin 53233

Email: [info@westendmilw.org](mailto:info@westendmilw.org)  
Phone: 414.933.2080  
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July 15, 2008

Mr. Steven Mahan  
Community Development Grants Administration  
City Hall Room 600  
202 E. Wells Street  
Milwaukee, WI 53202

Dear Mr. Mahan:

The reports of the impending demise of the West End Development Corporation is a concern to all who are active in the field of housing and community development. While it does not sound as if the organization will survive, it is important to ensure that the services to area residents do not suffer.

Since the YMCA of Metropolitan Milwaukee Community Development Center operates one of the city's top performing Neighborhood Improvement Programs, we are writing to offer our assistance to ensure continuity of NIP services to the residents and neighborhoods served by the West End Development Corporation.

The YMCA can assist in the following areas:

1. Complete all ongoing NIP projects;
2. Honor commitments to WE NIP clients who were expecting to receive services;
3. Provide outreach and solicit new applicants for any unspent NIP dollars allocated to West End.

In order to accomplish the above, the YMCA will consider hiring qualified West End staff who were active in managing the organization's NIP program. If hired, the staff will come under the full umbrella of YMCA employee benefits and responsibilities.

One of the reasons that the YMCA can offer this assistance is that we have a fully staffed and professional finance management system which currently oversees the expenditure of more than \$40 Million annually.

Ensuring the continuity of services to West End NIP clients will require the YMCA Community Development Center NIP to nearly double in size. This is a growth that we have been planning for and feel confident that we can accomplish in a well managed and thoughtful manner.

I hope to talk with you shortly on this matter. Please don't hesitate to contact me at (414) 274-0704 or Rafael Garcia, Center Director of the YMCA Community Development Center, at (414) 374-9441.

Sincerely,

Bob Yamachika  
President and CEO

PRESIDENT, CEO  
Robert Yamachika  
BOARD CHAIRMAN  
Michael H. White

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CDGA

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624 North 24<sup>th</sup> Street, first floor  
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Phone: (414) 933-0640  
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July 15, 2008

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

Dear Steve:

The board of directors of Avenues West Association, Inc. (AWA) was informed in June 2008 of the request by the Department of City Development (DCD) that AWA consider becoming the host/sponsoring agency for the SOHI Main Street program and its manager, Keith Stanley.

The eleven member board was polled via e-mail and fax. Nine responses were received, all positive. The other two directors were unavailable but were supportive of the idea when it was presented as a possibility by West End Development Corp. in 2007.

Avenues West Association, Inc. was incorporated in June 1987 and approved as a tax exempt 501 (c) 3 corporation in January 1989. In 1993 we formed a contractual relationship with the Avenues West Business Improvement District No.10 (BID 10) to implement its goals. This relationship has continued uninterrupted since that time. BID 10 includes SOHI's geographic area and, in fact, has awarded numerous grants to SOHI and to properties within the SOHI Main Street district.

We have been involved with the SOHI Main Street program since its inception and prior to that as an active participant in the establishment of the Milwaukee Main Street program. Avenues West is prepared to commence the program oversight when the City gives its approval. I'm confident that City staff will assist me in the rapid learning curve necessary for meeting the specific requirements of the program.

Avenues West is pleased to be able to assure the continuation of the SOHI Main Street. Its success is critical to the success of Milwaukee's Near West Side and we appreciate your confidence in us.

Sincerely yours,

June R. Moberly  
Executive Director

C: Rana Altenburg, AWA board president  
Rick Wiegand, BID 10 board chair

# Merrill Park Neighborhood Association

461 NORTH 35TH STREET • MILWAUKEE, WISCONSIN 53208 • (414) 933-7577 • FAX: (414) 933-7597



July 9, 2008

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Mr. Steven Mahan, Director  
Community Block Grant Administration  
Room 600, City Hall  
200 East Wells Street  
Milwaukee, WI 53202

Dear Mr. Mahan,

At a meeting of our Executive Committee and Board of Directors held on July 8, 2008, an Agenda item regarding the dissolution of WestEnd Development Corporation was discussed, particularly focusing on the *Minor Home Repair* program they currently operate. The vote was unanimous to offer the services of the Merrill Park Neighborhood Association to assume responsibility in the operation and administration of the program contingent on the approval of Community Economic Development Committee.

We therefore ask that you accept this letter as notice of our request to assume control of the Minor Home Repair out of Receivership actions of the WestEnd Development Corporation.

If you have any questions or need further clarification, please contact Bob Greene at 933-7577, 651-9757, or [bobg@mpna.org](mailto:bobg@mpna.org)

Thank you for your time and attention to this request.

Sincerely,

Jim Conlon  
MPNA Board President

Cc: Ruth Paquette-Treasurer, Barbara Bryant-Secretary, Bob Greene-E.D., Jan Mitter-Acct.

CDBG