



Legislation Text

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100606
SUBSTITUTE 1

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Substitute resolution appropriating \$95,000 from the Development Fund for a retaining wall replacement project at the Council for the Spanish Speaking's Hillview Building.

This resolution approves the transfer and expenditure of \$95,000 from the Development Fund capital account for a retaining wall and exit stair addition project at the Council for the Spanish Speaking's Hillview Building, 1615 S. 22nd Street.

Whereas, The Development Fund is a Department of City Development-administered capital account that provides funding to complement and support a wide variety of private economic development projects and activities to expand the City's tax base; and

Whereas, Pursuant to s. 304-31 of the Milwaukee Code of Ordinances, the Development Fund may be used to:

1. Provide grants to projects that redevelop taxable property, resulting in tax base growth.
2. Fund infrastructure work to facilitate private investment.

; and

Whereas, Since taking ownership of the Hillview Building, 1615 S. 22nd Street, in 2007, the Council for the Spanish Speaking has invested thousands of dollars into renovating the building -- a former nursing home -- into a community center that provides job training, education and other social services to over 2,000 persons; and

Whereas, Thirty-two persons are now employed in the Hillview Building, while another 350-plus persons per month receive services from an Adult Education/ESL/Works Solution program that prepares them for employment and job training; and

Whereas, By employing 32 persons and providing facilities for education and job training, as well as office space for community organizations that offer job placement services, the Hillview Building project contributes to economic development on the Near South Side; and

Whereas, Because the Council for the Spanish Speaking rents space in the Hillview Building to various organizations and collects rent for Community Advocates' 28 Transitional Housing Program apartments on the second floor of the structure, the Hillview Building is taxable and its renovation has contributed to growth of the City's tax base; and

Whereas, A hill and retaining wall behind the Hillview Building have been gradually collapsing onto the rear wall of the building, a problem which was exacerbated by recent heavy rains, during which

water and mud came through the rear doors of the building and flooded the entire first floor; and

Whereas, To prevent a recurrence of this flooding, the Council for the Spanish Speaking has blocked the rear doors of the building (emergency exits), piled up sand bags and built a temporary holding wall; and

Whereas, These temporary flood-control measures are unsafe and cannot be continued long-term; and

Whereas, Unless the failing hillside is stabilized and the retaining wall replaced by a sound, permanent structure, the safety and viability of the Hillview Building will be threatened and the building's ability to contribute to community economic development and tax base growth severely diminished; and

Whereas, The estimated total cost of building a new retaining wall and exit stair addition at the Hillview Building is \$135,000 -- \$120,000 for construction work and \$15,000 for architectural, permit and project-management fees; and

Whereas, The Council for the Spanish Speaking does not have budgeted funds for this necessary emergency repair project; and

Whereas, The Common Council finds that the Hillview Building retaining wall and exit stair addition project is an appropriate and permitted use of the Development Fund in that it would support redevelopment of taxable property, growth of the tax base and infrastructure work related to private investment; and

Whereas, With an unencumbered balance of about \$1.1 million, the Development Fund has more than sufficient funds for an appropriation of \$95,000 for the Hillview Building project; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the City Comptroller is directed to transfer \$95,000 from the Development Fund Parent Account No. 9900-UR03310000A to Project Account No. 1910-UR0339XXXX (specific number to be assigned by the Commissioner of City Development) to fund a retaining wall and exit stair addition project at the Council for the Spanish Speaking's Hillview Building, 1615 S. 22nd Street; and, be it

Further Resolved, That the Commissioner of City Development is directed to enter into a Cooperation Agreement with the Council for the Spanish Speaking, Inc., to carry out this project using the appropriated funds.

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