



Legislation Text

File #: 190592, **Version:** 1

190592
SUBSTITUTE 1

COMMON COUNCIL

Substitute resolution relating to establishment of the Community-Oriented, Responsible and Equitable (CORE) Development Zone.

This resolution states that it is the sense of the Common Council that owners or developers of real property located in Milwaukee's central business district C9 zoning district which may employ workers in targeted service-sector employment (food and beverages, hospitality industry, etc.) should enter into community benefits agreements in form and substance substantially similar to the agreement between Milwaukee Bucks LLC and the Alliance for Good Jobs. This resolution shall be known as the "Community-Oriented, Responsible and Equitable (CORE) Development Zone Resolution" and shall guide and inform deliberations of the Common Council on matters that arise in connection with development in Milwaukee's central business district.

Whereas, City investment and other actions in Milwaukee's central business district have helped foster a prosperous and vibrant downtown area and created tremendous economic value and wealth for developers; and

Whereas, The hospitality, tourism and entertainment industries and commercial real estate sector have benefited from this vibrancy and prosperity, redounding to the benefit of owners and operators of these enterprises; and

Whereas, City of Milwaukee investments in the central business district should also benefit residents of central-city neighborhoods struggling with concentrated poverty and a lack of family-sustaining employment; and

Whereas, Increased employment and tax base from central business district development do not adequately address concentrated poverty and the lack of family-sustaining employment in central-city neighborhoods; and

Whereas, Central business district development and business activity, assisted by City of Milwaukee resources and powers, can benefit residents of central-city neighborhoods through transformation of the resulting service-sector employment in the central business district to ensure family-sustaining employment and equitable labor market workforce practices; and,

Whereas, "Community benefits agreements" can be a tool to ensure that central business district development and business activity address the needs of the whole community with accountability; and

Whereas, The downtown arena district community benefits agreement, executed on May 12, 2016, between the Milwaukee Bucks LLC and its affiliates and the Alliance for Good Jobs, is an example

that can be a model for other developments in the central business district and resulting service-sector employment, in that the agreement ensured quality employment standards and innovative workforce practices for post-construction, end-use employment in the arena and surrounding commercial development; and

Whereas, The central business district is comprised largely of parcels with a C9 zoning district designation; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the sense of the Common Council is that owners or developers of real property located in Milwaukee's central business district C9 zoning district which may employ workers in targeted service-sector employment should enter into community benefits agreements in form and substance substantially similar to the agreement between Milwaukee Bucks LLC and the Alliance for Good Jobs, a copy of which is attached to this resolution, to the extent permitted by applicable law; and, be it

Further Resolved, That "targeted service-sector employment" shall mean generally those occupations in culinary or food and beverage service, the hospitality industry, janitorial or custodial service, and security service; and, be it

Further Resolved, That the entities with whom an owner or developer should enter into community benefits agreements should be knowledgeable of the industry involved, representative of the interests of persons who are or may become employed in such targeted service-sector employment, possess experience in the negotiation and implementation of community benefits agreements or similar instruments, and be familiar with the community benefits agreement covering the downtown arena district; and, be it

Further Resolved, That this resolution shall be known as the "Community-Oriented, Responsible and Equitable (CORE) Development Zone Resolution" and shall guide and inform deliberations of the Common Council on matters that arise in connection with development in Milwaukee's central business district.

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