

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: February 14, 2025

TO: Supervisor Marcelia Nicholson, Chair, County Board of Supervisors

FROM: Celia Benton, Economic Development Director, Department of Administrative Services

SUBJECT: From the Economic Development Director, Department of Administrative Services requesting authorization to support Monterrey Market Main, LLC with a County Board Resolution in their application for, acceptance, and implementation of a Community Development Investment Grant in a maximum amount of \$250,000 from the Wisconsin Economic Development Corporation to assist in their 7025 W Main Street Monterrey Market expansion location.

POLICY

Milwaukee County Board review and approval is required for the submission of grant funding applications, pursuant to MCGO 56.06.

BACKGROUND

The Wisconsin Economic Development Corporation ("WEDC") is the State of Wisconsin's lead economic development agency focused on sustainable business growth and job creation. The economic development resources WEDC provides to local governments and private parties include the Community Development Investment Grant ("CDIG") Program. This program is meant to assist "urban, small city and rural community (re)development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts" by providing grants to developers with the support of local municipalities for use on specific projects which "demonstrate significant, measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners."

DAS-Economic Development is seeking authorization to assist Monterrey Market Main, LLC to apply for a CDIG in an amount up to \$250,000 to assist in the development of a new third location at 7025 W Main Street, Milwaukee (the "Project"). The Project involves the extensive renovation of an existing building to serve as a new location offering diverse grocery options to local residents and nearby corporate offices. In addition to groceries, the location will include a Monte Financial Services, Don Chamoy ice cream shop, and American One Insurance as tenants to provide additional services to the community. The building will require construction activities such as automatic entrances, carpentry, case setting, cooler and freezer installations, and décor, as well as upgrades to electrical, plumbing, HVAC, and fire sprinkler systems, and even structural improvements such as masonry, millwork, and suspended ceilings. Additional enhancements to the building include security measures, updated signage, painting, floor grinding, and site improvements to sewer, water systems, and updates to the façade are planned as well.

This new market location will not only provide groceries and services to the local community in an identified food desert area but will add up to 55 new full-time and 25 part-time employment opportunities in the neighborhood.

Anticipated start date of renovation is early in 2025 and completed to by mid-2025.

The CDI grant requires a project to commit to a 75% match. Match funds would not come from the County, but from public and private investments committed to the project. Match funds for this project will be provided by owner investment as well as a commercial mortgage and commercial loan. No funds will come from the County.

To implement the grant, if awarded, DAS-Economic Development will enter into an MOU with Monterrey Market Main, LLC, which shall include, but not be limited to, the following terms:

- Submittal to WEDC of paid itemized invoices for eligible expenses with proof of payment for reimbursement purposes, as required by WEDC;
- Semi-annual performance reporting during the life of the project, with a final report due upon completion, as required by WEDC;
- Indemnification in favor of County in the event of a default entitling WEDC to a return of any grant funds expended;
- Guarantee that County is not responsible for financial obligations of Monterrey Market Main, LLC;
- Access to project records during the life of the project and for at least three years thereafter for auditing purposes.

WEDC's CDIG grants are applied for and administered by the grant project applicant alone. If awarded, Monterrey Market Main LLC will enter into a grant agreement with WEDC directly and will be solely responsible for compliance with the grant agreement, including tracking and reporting on the project, providing documentation of expenses, and compliance with any other grant terms.

The CDIG programs has previously been utilized by Milwaukee County to support the Sherman Phoenix, Welford Sanders Historic Lofts, African American Chamber of Commerce, Community Within the Corridor, and most recently the State Street Redevelopment Project in 2023.

RECOMMENDATION

The Director of the Department of Administrative Services - Economic Development recommends authorization to support Monterrey Market Main, LLC with a County Board Resolution as they apply for, accept, and implement a Community Development Investment Grant in a maximum amount of \$250,000 from the Wisconsin Economic Development Corporation to assist in the development of their 7025 W Main Street Monterrey Market expansion location.

ALIGNMENT TO STRATEGIC PLAN

Describe how the item aligns to the objectives in the [strategic plan](#):

3A: Invest "upstream" to address root causes of health disparities.

FISCAL NOTE

Acceptance of the grant will have a net zero impact on the division's budget. Milwaukee County's role in the process will be that of a government authorization for the application. Any staff time to provide support for the Project will be absorbed in the division's existing budget.

Prepared By: Heather Reindl

Celia Benton

Celia Benton
Economic Development Director, Department of Administrative Services

Attachment: Resolution
 Fiscal Note

cc: David Crowley, County Executive
 Liz Sumner, Comptroller
 Members of the Committee on Community, Environment and Economic
 Development
 MaryJo Meyers, Chief of Staff, Office of the County Executive
 Aaron Hertzberg, Director, Department of Administrative Services
 Kelly Bablitch, Chief of Staff, County Board of Supervisors
 Allyson Smith, Committee Coordinator
 Ken Smith, County Board Research Analyst