

From the Director of Economic Development, Department of Administrative Services, requesting authorization to apply for, accept, and implement a Tier 3 Community Development Investment Grant in an amount not-to-exceed \$250,000 from the Wisconsin Economic Development Corporation, to assist in the redevelopment efforts of the Sherman Phoenix project, by recommending the following:

A RESOLUTION

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) is the State of Wisconsin's lead economic development agency focused on sustainable business growth and job creation; and

WHEREAS, WEDC's Community Development Investment Grant (CDIG) Program is meant to, "support urban, small city and rural community redevelopment efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community driven efforts," by providing grants to local municipalities for use on specific projects which "demonstrate significant, measureable benefits in job opportunities, property values and/or leveraged investment by local and private partners."; and

WHEREAS, the Economic Development Division, Department of Administrative Services, is seeking authorization to apply for a Tier 3 CDIG in an amount not-to-exceed \$250,000 to assist in the redevelopment efforts of Sherman Phoenix, LLC, in the Sherman Phoenix Project (the Project); and

WHEREAS, development efforts involve the renovation and redevelopment of a fire damaged former bank building into a small business incubator; and

WHEREAS, the goals of the Project are to redevelop vacant and damaged properties into high quality commercial space that strengthens a major commercial corridor, support entrepreneurs of color to help them grow their businesses and generate wealth and job opportunities in Central City Milwaukee, and build community capital by creating opportunities for direct neighbor investment in real estate and business; and

WHEREAS, the required 75 percent local match shall be satisfied by public and private investment funding already committed to the Project; and

WHEREAS, the Committee on Economic and Community Development, at its meeting of September 18, 2017, recommended adoption of File No. 17-597, (vote 4-0); and

45 WHEREAS, the Committee on Finance and Audit, at its meeting of September
46 20, 2017, recommended adoption of File No. 17-597 (vote *-*) ; now, therefore
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48 BE IT RESOLVED, the Economic Development Division, Department of
49 Administrative Services (ED-DAS), is hereby authorized to apply for, accept, and
50 implement Community Development Investment Grant (CDIG) funds in an amount not-
51 to-exceed \$250,000 from the Wisconsin Economic Development Corporation (WEDC)
52 to assist in funding the efforts of Sherman Phoenix, LLC, in the Sherman Phoenix
53 Project (the Project); and
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55 BE IT FURTHER RESOLVED, ED-DAS is authorized to enter into a CDIG
56 Agreement with WEDC and a Memorandum of Understanding (MOU) with the Sherman
57 Phoenix, LLC, subject to the approval of Risk Management and Corporation Counsel;
58 and
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60 BE IT FURTHER RESOLVED, the MOU shall include at least the following terms
61 and conditions:
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- 63 (a) Submittal to Milwaukee County (the County) of paid itemized invoices for
64 eligible expenses with proof of payment for reimbursement purposes, as
65 required by WEDC;
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- 67 (b) Semi-annual performance reporting during the life of the Project, with a
68 final report due upon completion, as required by WEDC;
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- 70 (c) Indemnification in favor of the County in the event of a default entitling
71 WEDC to a return of any grant funds expended;
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- 73 (d) Guaranty that the County is not responsible for financial obligations of
74 Sherman Phoenix, LLC;
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- 76 (e) Access to Project records during the life of the Project and for at least
77 three years thereafter for auditing purposes.
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