



TRANSFORM MILWAUKEE INSIDER

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ENERGY INNOVATION CENTER EXPECTED TO HAVE MAJOR IMPACT REVITALIZING CORRIDOR

When state officials decided to provide more than \$900,000 in funding to the new Energy Innovation Center in Milwaukee, they did so knowing that the funding would have a major impact on two levels.

For starters, grants from the Wisconsin Economic Development Corporation (WEDC) and the Wisconsin Housing and Economic Development Authority (WHEDA) provided the facility with a significant boost, to help secure and initiate the development of innovative technology in the energy, power and control industry.

Secondly, the state's support of the Energy Innovation Center on North 27th Street is also an important facet of Governor Scott Walker's Transform Milwaukee Initiative, a joint public-private effort under way to redevelop Milwaukee's 30th St. Industrial Corridor and four other core industrial areas in the heart of the City.

Governor Walker and Milwaukee Mayor Tom Barrett joined nearly 100 academic, governmental and business leaders in August to announce the state/city backing of the Energy Innovation Center located at the Century City Tower. The facility, which is operated by the Mid-West Energy Research Consortium (M-WERC), will bring together industry and academic scientists,



Governor Scott Walker speaking at the future site of the Energy Innovation Center in August.

engineers and business leaders to conduct joint research, jump-start innovative technologies, transition prototype products to the commercial stage, and nurture startup companies.

Construction on the \$9.6 million center, which will occupy 65,000 square feet of the former Eaton Corp. research building, is expected to begin this fall with a grand opening targeted for September 2015. A second construction phase is expected to begin fall of 2015 and be completed by mid-2016.

"Just as the Global Water Center has

put Milwaukee and Wisconsin on the map when it comes to water technology, we believe the Energy Innovation Center has the same potential for the energy, power and control sector," Governor Walker said. "Southeastern Wisconsin already is home to some world-class companies and research universities in the sector. This is an opportunity to harness that innovation all in one place."

And, officials from WEDC anticipate that the Energy Innovation Center will help transform the surrounding neighborhood

Energy Innovation Center, continued on page 5





CONVERTING FORECLOSURES INTO AFFORDABLE HOUSING

A major goal of Transform Milwaukee is to attract new employers and much-needed jobs back to the once-prosperous 30th Street Industrial Corridor. Improving neighborhoods and spurring business growth in this corridor and throughout the Transform Milwaukee area is what the initiative is all about.

As of June 30, 2014, the city of Milwaukee had 1,185 tax-foreclosed homes. The foreclosure crisis has devastated Milwaukee neighborhoods as residents struggle to make their mortgage payments and existing homeowners worry about their property value as more vacated homes appear on their street. The northwest side has especially been hit hard by foreclosures.

Since 1983, the Northwest Side Community Development Corporation (NWSCDC) has been a crusader in

attempting to make that portion of the city more attractive to residents and businesses. In an effort to stem the huge hit caused by foreclosures, the NWSCDC joined with WHEDA and PNC Bank to create a program to acquire, rehabilitate and sell homes left vacant due to foreclosure.

WHEDA and PNC gave \$1.9 million each to NW Impact, a subsidiary of NWSCDC, to purchase foreclosed properties, typically from the city of Milwaukee.

While rehabs are being conducted, WHEDA and PNC are working with local Realtors to market the properties. As of this newsletter, NW Impact owns seven properties with three already under reconstruction. NWSCDC reports that marketing efforts have yielded potential buyers interested in purchasing the rehabbed homes.

Contractors who live in or near the area of the homes are being hired to renovate the properties. As a result, five previously unemployed construction workers were recently hired by NWSCDC's primary contractor to meet manpower demands of the new program. NWSCDC is continuing to work with local contractors to help build more capacity year-round to hire additional staff and grow their businesses.

The partnership of NWSCDC, WHEDA and PNC Bank is helping to convert the blight and board-ups in the 30th Street Industrial Corridor to occupied homes. THE NWSCDC foreclosure program is revitalizing the northwest side neighborhoods with updated, affordable housing and with new local, construction job opportunities.



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ADDITION BY SUBTRACTION: BLIGHT ELIMINATION REINVIGORATES MILWAUKEE NEIGHBORHOODS

The sounds of heavy machinery have been commonplace in many residential neighborhoods in the Transform Milwaukee area this past spring and summer. Crews from several Milwaukee area contractors have been busy demolishing vacant, dilapidated houses that have put a strain on neighborhoods and property values. Call it addition by subtraction.

Last year, Governor Scott Walker announced that Milwaukee would receive \$2 million in funding to be used for blight demolition projects in residential areas. The funding came from settlement proceeds received by the Wisconsin Department of Financial Institutions (DFI) over the last couple of years. The \$2 million was in addition to \$500,000 that DFI and the Department of Justice awarded to Milwaukee under a similar program in 2012.

“Vacant, blighted properties adversely affect property values and also can serve as a haven for criminal activity,” DFI Secretary Peter Bildsten said. “By removing these blighted properties, we are facilitating the rejuvenation of the affected neighborhoods and having a positive impact on Transform Milwaukee area.”

Removal of blighted properties has a positive impact on neighborhoods in several ways:

- Reducing excess housing inventory helps stabilize the prices of other homes in the area.
- The empty lots can be used for new development, which adds to the city's tax base.



Workers from Cream City Wrecking and Dismantling demolish a property in the 2100 block of N. 34th Street in June 2014 as part of the blight elimination program.

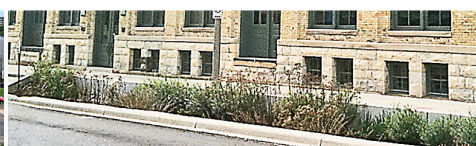
- Public safety is enhanced, since blighted properties often attract criminal activity.
- Vacant properties can be repurposed for environmental efforts such as urban agriculture, storm water detention or public green spaces.

Using the \$2 million in DFI funding along with another \$1.1 million in city funds, Milwaukee razed 205 properties under the **Blight Elimination Program**, according to Ron Roberts, Milwaukee's building codes enforcement manager.

Of the 205 properties demolished, 75 were single-family dwellings, 114 were duplex units, 11 were multi-family buildings, as well as four commercial

buildings and one mixed-use structure.

Milwaukee-area companies that worked with the city on the demolition projects were: Anderson Landscaping & Maintenance, Dakota Intertek, Johnson's Demolition & Concrete Service, Pitzka Wrecking, Sonag Company, Spencer, Cream City Wrecking and Dismantling, and Veit Companies Inc. Companies retained by the city for asbestos abatement were Braxton Environmental Service Corporation and Professional Asbestos Removal and Survey Service Corporation.



FOUR ORGANIZATIONS IN TRANSFORM MILWAUKEE AREA RECEIVE WHEDA HOUSING GRANTS

Each year the WHEDA Foundation, through its reserves, funds a **Housing Grant Program** completion. Grants awarded help housing providers build new facilities or make improvements to their existing facilities.

"WHEDA has been honored to offer financial support to special-needs housing providers through our foundation since 1985," said WHEDA Executive Director Wyman Winston. "These providers supply Wisconsin citizens in crisis with safe, affordable housing. I'm deeply gratified that this year's grant monies to 28 award recipients will help create or improve 609 beds and housing units throughout Wisconsin," Winston announced in late August.

Housing grants awarded total \$355,000 ranging from \$3,650 to \$25,000 each. Four award recipients are located in the Transform Milwaukee area: AIDS Resource Center of Wisconsin, Community Advocates, Infallible Helping Hands and Sojourner Family Peace Center.



AIDS RESOURCE CENTER OF WISCONSIN [\$5,286] will furnish and install five toilets and two cabinets with sink and faucets, and install large kitchen sink and HVAC work throughout a new building.



COMMUNITY ADVOCATES
Where Meeting Basic Needs Inspires Hope

COMMUNITY ADVOCATES [\$5,285] will upgrade and replace the electric lighting in its building.



INFALLIBLE HELPING HANDS [\$25,000] will update and rehab plumbing and heating systems, and rewire and update electrical service.



SOJOURNER FAMILY PEACE CENTER [\$6,100] will install new carpet in bedrooms and common areas where the existing carpet has either become torn or worn down to the pad; paint interior walls, doors, and windows and baseboard trim and metal doors and handrails; and repair concrete on the basement floor and the front porch of the facility.

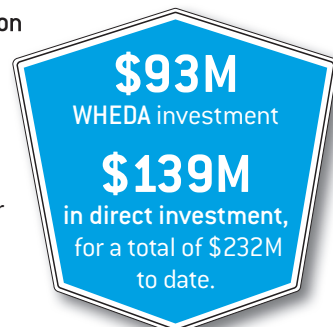
"The grants are extremely beneficial because significant improvements are made to affordable housing for the neediest of the needy and valued construction jobs are created as grant recipients hire contractors to complete renovations and upgrades to their properties," said Winston. Grants are awarded through WHEDA's

Persons-in-Crisis Housing Program Fund to nonprofit agencies, local governments, and tribal authorities in Wisconsin whose mission includes meeting the housing needs of low income or disadvantaged populations including homeless persons, runaways, alcohol or drug dependent persons, persons in need of protective services, domestic abuse victims, persons with developmental disabilities, low income or frail elderly persons, persons with chronic mental illness, persons with physical disabilities, persons living with HIV disease, and individuals or families who do not have access to traditional or permanent housing.

Since 1985, the WHEDA Foundation has issued 1,002 awards totaling \$21,968,000 to housing providers across the state. Established by WHEDA in 1983, the foundation is responsible for receiving and administering housing grant funds on behalf of WHEDA. Grant awards are distributed in two categories: Emergency/Transitional Housing and Permanent Housing.

WHEDA COMMITMENT UPDATE

Since Transform Milwaukee was announced, WHEDA has invested **\$93 million** and leveraged another **\$139 million** in direct investment, for a total of **\$232 million**.



Energy Innovation Center, continued from page 1

just as the recent Global Water Center development has done.

"There is no question the Global Water Center has spurred residential and business development in the Walker's Point Neighborhood since it opened in September 2013," said Lee Swindall, WEDC's vice president of Business & Industry Development. "We are confident that as the Energy Innovation Center begins to attract new tenants and becomes a hub for the industry, we will see similar success on 27th Street as well."

"The Energy Innovation Center has tremendous potential to help fulfill one of the major goals of the Transform Milwaukee Initiative, to attract employers and much-needed jobs to the once-prosperous 30th Street Industrial Corridor and improve neighborhoods in the area," added WHEDA Executive Director Wyman Winston. "WHEDA is delighted to have played an early role in collaboration with our partners at WEDC to make this critical project a reality."

Mayor Barrett agreed the center has great potential to advance

the energy industry and revitalize the neighborhood.

"The city of Milwaukee with its state and federal partners is revitalizing the 30th Street Corridor into a modern economic hub with thriving businesses and residential areas," Mayor Barrett said. "This is a long-range plan, similar to the one we successfully completed in the Menomonee Valley. As the 'Smart Energy Hub', Milwaukee has the industry and academic strength to lead the nation in clean energy, power, and control technologies. Establishing the Energy Innovation Center here is a significant catalyst for future growth of that industry and the redevelopment of the corridor."

Supporting the Energy Innovation Center is just one example of WEDC's strong commitment to the Transform Milwaukee Initiative. In the last two years, WEDC has directly invested more than \$20 million in

grants, loans and tax credits for economic development projects as part of Transform Milwaukee. Those investments are expected to result in the creation of more than 700 jobs in the corridor over the next several years.



Rendering of Century City Tower located on N. 27th Street in Milwaukee.

TRANSPORTATION INVESTMENTS VITAL IN TRANSFORM MILWAUKEE AREA

The Wisconsin Department of Transportation (DOT) is working to provide the transportation investments critical to economic development and the mobility and well-being of residents in the Transform Milwaukee area and the surrounding region.

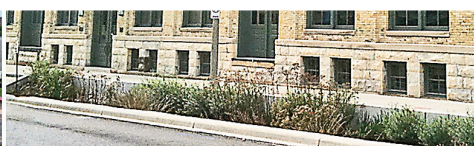
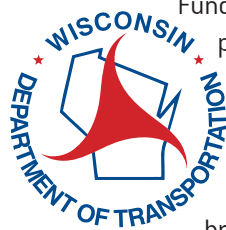
Funding has been allocated to programs that preserve, construct, maintain and operate the transportation system. DOT program funding supports public transit; elderly and disabled transportation; airport, rail and harbor development; highway and bridge projects; as well as efforts targeted to meet distinct mobility, safety and air quality goals.

Many DOT programs provide funding on a continuing basis to municipalities statewide. Investments for these specific programs often represent a broader award to the city of Milwaukee or Milwaukee County, and as a result, provide direct benefits to the Transform Milwaukee area.

HIGHLIGHTS OF DOT INVESTMENTS THAT SUPPORT TRANSFORM MILWAUKEE INCLUDE:

- General Mitchell International Airport improvements including repaving of runways and noise mitigation.

- Federal Transit Administration and State Urban Mass Transit funds.
- Backbone roadway projects include the I-43 Howard Avenue to the Valley Bridge project and resurfacing I-94 from the Stadium Interchange to the Jackson Street on-ramp.
- The Mitchell Interchange Project since Transform Milwaukee began on April 30, 2012.
- Congestion Mitigation and Air Quality Improvement projects include the Kinnickinnic River Bike Trail, the Hank Aaron State Trail and the Milwaukee County Transit System's Blue, Green and Red Lines.
- Funding of the Amtrak Hiawatha Service
- The Harbor Assistance Program Project with the Port of Milwaukee.
- The 3R program includes resurfacing N. 20th Street and the reconstruction project on N. 27th Street.
- Transportation Enhancements, Safety Improvement projects and the Safe Routes to School Program.



THREE BRIDGES PARK IS A MANDI WINNER



On Saturday, July 20, 2013, several hundred people turned out for the opening of **Three Bridges Park** in Milwaukee's Menomonee Valley. The dedication was significant since Three Bridges was the largest new park to be developed in Milwaukee in decades.

Three Bridges Park received a top award as part of the **2014 Milwaukee Awards for Neighborhood Development Innovation (MANDI)**. Sponsored by U.S. Bank, in partnership with the Local Initiatives Support Corporation (LISC), the awards are "the Oscars of the community development world." The MANDIs recognize efforts to strengthen Milwaukee's central city neighborhoods.

"Since its inception 15 years ago, the MANDI program has evolved into a celebration of everything that is right about Milwaukee—passionate, committed residents working together with optimism and tenacity to create a better future for

themselves, their families and their neighborhoods," said Leo Ries, LISC Milwaukee's executive director.

Three Bridges Park received the top recognition under the **Brewers Community Foundation Public Space Award** which recognizes the creation or use of public space that contributes significantly to the overall well-being of the community. The Wisconsin Department of Transportation and Department of Natural Resources were strong public partners in the development of the 24-acre Three Bridges Park, which was formerly a Brownfield site. The impressive park now features access to the Menomonee River for fishing and canoeing, a native landscape for wildlife in the heart of the city, two miles of walking and biking trails and



a segment of the Hank Aaron State Trail. The three bicycle/pedestrian bridges in the park provide access to neighborhoods, employers and local attractions.

Located just east of Miller Park and within the Transform Milwaukee area, Three Bridges Park roughly covers the area between the 35th and 27th Street Viaducts and along the southern bank of the Menomonee River. The award-winning park is a showcase highlighting the ongoing revitalization of the Menomonee Valley from a long-abandoned rail yard into a jewel for families, fishers, hikers, bikers, boaters, businesses and employees of the area.

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