

Field Notes

LOCAL INITIATIVES SUPPORT CORPORATION
WINTER 2007

Great Neighborhoods

Harambee is Milwaukee's next "Great Neighborhood"

"Location, location, location!" is a phrase often recited by real estate brokers helping buyers select a home in a great neighborhood. Milwaukee's next "Great Neighborhood" has more than just location in its favor. Just north of downtown and Brewer's Hill, just north of the planned Bronzeville Cultural and Arts District and just west of the booming Riverwest neighborhood, Harambee is poised to become a haven for affordable, middle-class homeownership and successful retail. The neighborhood has been well-served by a number of community-based organizations over the years.

Most recently, the northern section of the Harambee neighborhood was selected as the first neighborhood for the newly formed Milwaukee Neighborhood Development Collaborative (MNDC) to focus its attention and investment. The MNDC's planning and financial resources are designed to help Harambee residents and nonprofit groups work together to become a Great Neighborhood.

Beverly Njuguna, portfolio manager of the Community Impact Division of the United Way of Greater Milwaukee, a funder of the MNDC, pointed to some of the successful programs already underway: King Drive economic development, HeartLove Place, Hope Schools and Family House among them. "The selection of this neighborhood was also good because the housing has been fairly stable, with not a lot of demolitions," said Njuguna, who grew up in the neighborhood. "There is a lot of potential in this neighborhood, and the addition of these new resources will strengthen it."

HARAMBEE NEIGHBORHOOD



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Mitchell Street + Modjeska, Judi + Judy: The power of two

The Mitchell Street Development Opportunities Corporation (MSDOC) and the Modjeska Youth Theatre Company (MYTC) are teaming up to bring new life to the Modjeska Theatre and create an arts and dining venue on Mitchell Street.

The partnership illustrates the power of two. Led by two dynamic women, Judi Keller of MSDOC, and Judy Smith of MYTC, these organizations together have a plan to breathe new vibrancy into Mitchell Street. What one could not accomplish alone, they are learning, becomes reachable by working together.

The Historic Modjeska Theatre, a 49,700-square-foot building at 12th and Mitchell Sts., is prominently located in a high-foot-traffic, extremely diverse neighborhood of businesses, retail stores, schools, churches and residents. The Theatre's exceptional design provided the nonprofit Modjeska Theatre Company (MTC) a prime



Judi Keller (right), Judy Smith, (left)

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LAC PROFILE



Wayne Embry, Jr.

Embry links LISC and Johnson Controls' resources

A significant recent addition to the Milwaukee/LISC Local Advisory Committee (LAC) is Wayne Embry Jr. director of MetroMarkets, a new initiative at Johnson Controls Inc. (JCI). The MetroMarkets team is focused on creating new revenue streams in metro areas by working closely with community leaders, creating partnerships with minority-owned contractors and supporting workforce development programs.

Embry first crossed paths with LISC when MetroMarkets started looking at a project in the Washington Park area, working with a local developer who wanted to buy the former 37th Street School and turn it into a social service facility. "I realized that JCI and LISC had the same goals," said Embry. "There was a lot of overlap in our missions, so we decided that JCI's influence could help enable some of the projects and organizations that LISC was working with in the area."

The collaboration has spread from Washington Park to other areas on the near north side, such as Walnut Way. JCI works as

a supporter and troubleshooter for community organizations. "While we don't provide financial support, we can utilize JCI's resources to enable a project," Embry said, such as locating a contractor or a developer that might be interested.

Prior to joining Johnson Controls, Embry spent several years in the automotive industry as a managing partner for MALCO Inc., a minority-owned interior trim supplier. Located in a disadvantaged neighborhood in Cleveland, Ohio, MALCO employed more than 300 people and reached close to \$40 million in revenues. As a member of the Cleveland Growth Association's Workforce Development Initiative, Embry was influential in the development of programs to foster job creation and basic skills training. Armed with a strong entrepreneurial spirit and practical experience, Embry has used his skills to assist many entrepreneurs at all levels of business development and execution.

Raised in Milwaukee, Embry received his bachelor's degree in history from University of Wisconsin-Madison. He later went on to receive his MBA with concentrations in banking and finance and management policy from Case

Western Reserve University's Weatherhead School of Management. Embry has been favorably impressed with LISC. "It's a great organization, because it not only acts as a sounding board but plays a major role in providing structure and financing for a lot of neighborhood development projects," he said. "That support mechanism is critical to nonprofits that may not have the ability or access to capital and other resources."

Milwaukee/LISC Program Director Leo Ries is pleased with the new partnership, describing JCI as a progressive and innovative corporate leader in the area of supplier diversity and workforce development. "Their emerging MetroMarkets business strategy demonstrates that by tapping into underserved inner city markets and recruiting underemployed central city residents, businesses can address difficult community challenges and at the same time add to the corporate bottom line," he said. "We are delighted to be part of this growing partnership and see many opportunities to work with them to advance LISC's mission both locally and nationally."



“If you want peace,
work for justice.”

- Pope Paul VI

I noted with surprise and pleasure that Muhammad Yunus and the Grameen Bank of Bangladesh were awarded the 2006 Nobel Peace Prize. In announcing the award, the Norwegian Nobel Committee stated: “Lasting peace can not be achieved unless large population groups find ways in which to break out of poverty. Micro-credit is one such means. Development from below also serves to advance democracy and human rights.”

The financing agency, which Yunus founded over 20 years ago, has been successfully replicated in many other Third World countries and has lifted millions out of poverty around the world. The idea is to provide small loans, usually around \$200, to unleash the entrepreneurial talents of those who have been written off as beyond hope. Loans are made to small groups of people, so that each is responsible for the other’s debts. It is not an “every man for himself” ethic, but rather promotes the idea that through interdependence, we can all benefit. In

Milwaukee, we have an agency that is built on the same concept. WWBIC (Wisconsin Women’s Business Initiative Corporation – www.wwbic.com), was founded in 1989 to provide education, financing and mentoring to owners of small and micro businesses.

The comments of the Nobel Committee called to my mind the famous words of Pope Paul VI, which serve as the title of this editorial. The story of the Grameen Bank and the award of the Nobel Peace Prize is a wonderful affirmation of the concept of community development—the idea that low-income people working together, with relatively modest levels of financial and professional support, can transform their lives and their communities. We are fortunate to have many community development organizations in Milwaukee committed to this same ideal. Each project and program may seem modest, but when taken collectively, these activities are changing our city. The impact is greater than the sum of the parts.



Muhammad Yunus and his borrowers

PHOTO COURTESY OF GRAMEEN BANK OF BANGLADESH

The work of these organizations is, unfortunately, often overlooked and underappreciated. That is why we established the MANDI program seven years ago. Each year, MANDI (Milwaukee Awards for Neighborhood Development Innovation) honors the inspiring and innovative work of community organizations and leaders working to make Milwaukee’s neighborhoods better places to live, work and play. I hope you’ll join us for the next program, to be held on March 15, 2007. (See the list of MANDI finalists on the back page of this newsletter.)

In closing, I will leave you with a quote from Muhammad Yunus: “Charity is not the answer to poverty. It only helps poverty to continue. It creates dependency and takes away the individual’s initiative to break through the wall of poverty.”

-Leo Ries, Program Director
LISC/Milwaukee

Planning, Advocacy & Support

New alliance helps first-time homebuyers

LISC has joined an alliance with eight other organizations to help first-time homebuyers acquire—and keep—their homes. Called the Milwaukee Housing Partnership, the public-private alliance has attracted \$620,000 to underwrite homeownership loans and counseling.

The Milwaukee Housing Partnership grew out of discussions between LISC and NeighborWorks America, a Washington, D.C.-based nonprofit created by Congress to provide financial support, technical assistance and training for revitalizing neighborhoods. “We strategized for months about how continue NeighborWorks’ activity in Milwaukee after the demise of Neighborhood Housing Services,” said Leo Ries, LISC/Milwaukee program director. “NeighborWorks is a well-respected, national organization, and we worked with them to come up with a plan that will bring substantial new resources to the community.”

Among the goals of the Milwaukee Housing Partnership are better coordination of homeownership assistance activities, better “quality control” of the services being provided and improved collaboration among NeighborWorks, WHEDA, LISC and the City of Milwaukee. In addition to those four organizations, the Partnership includes Select Milwaukee, Housing Resources Inc., Hmong American Friendship Assoc., United Community Center and Career Youth Development. NeighborWorks has committed \$220,000 to the Partnership, the city \$300,000 and WHEDA \$100,000.

“Our purpose is to provide objective, high-quality advice on how to get the best deal for a home purchase,” said Ries. Added John Santner, district director at NeighborWorks’ Kansas City office, “We’re providing counseling so that people make educated choices both before and after a home purchase,” in hopes of stemming the “uptick” in foreclosures across the country. “Nothing destroys a neighborhood quicker than a rash of foreclosures,” Santner said.

Classes and individual counseling instruct potential home buyers not only how to get a loan and what the best type of loan is for their situation, but how to prevent default and what to do as property values increase.

To announce the new partnership and new investments, a kickoff event was held October 17 at the home of Allen and Marisa Hernandez DeWindt, new homeowners who received support from Select Milwaukee.

Alan & Marisa Hernandez DeWindt,
with their children



PHOTO BY SCOTT PAULUS
COURTESY OF THE BUSINESS JOURNAL

Harambee

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The MNDC, which LISC has been working to form for the past year, is a collaboration of private foundations, local corporations and government agencies that share a common purpose: improving economic and social conditions in Milwaukee's low-income

“There is a lot of potential in this neighborhood, and the addition of these new resources will strengthen it.”

- Beverly Njuguna

neighborhoods. This group of partners has come together to coordinate their investment

strategies so that the collective impact of their activity will be greater than sum of the parts. The MNDC values strong resident and neighborhood involvement in the development and implementation of revitalization strategies.

A planning consultant, Mike Schubert of Community Development Strategies, will engage stakeholders in creating a plan that encapsulates a unified vision for the neighborhood, creates opportunities for various partners to step up and carry it out, as well as opportunities for various funders and investors to step up and support it. The planning process is modeled on the one used in Washington Park, which was based on that

followed in Chicago LISC's New Communities Program. The plan will not discount the work that has been done by partners who have been working in Harambee for years, but will build on and coordinate the various plans already in existence. Riverworks Development Corporation has agreed to act as fiscal agent and coordinator for the project.

One goal is to engage or re-engage at least 500 residents and other stakeholders in discussions about the Harambee neighborhood during the planning process, and then to keep them informed and involved in making the neighborhood a great place to live, work and play.

Direct investors in the MNDC, in addition to LISC, who have pledged almost \$1 million in new resources to the Harambee neighborhood over three years, are:

- Daniel M. Soref Charitable Trust
- Greater Milwaukee Foundation
- Helen Bader Foundation
- Northern Trust Bank
- Thrivent
- United Way of Greater Milwaukee

Other collaborators include:

- City of Milwaukee
- Milwaukee Public Schools
- Various Milwaukee-area financial institutions
- WHEDA

Commercial Corridors



Paul Jakubovich, City of Milwaukee Department of City Development (left) assesses a historic building on King Dr. and Center St. with property owners Welford Sanders, executive director of Martin Luther King Economic Development Corporations and Paul Bachowski. The LISC Commercial Corridor Program will provide the owners with annotated renderings of the building's facade.



Silver City Main Street Design Committee volunteers, together with Layton Boulevard West Neighbors VISTA volunteers, received 300 donated perennials from neighbors to complete the first phase of a three-phase plan to create a neighborhood flower garden in Shea Park.

“The difference between what we do and what we could do, would suffice to solve most of the world’s problems”

- MAHATMA GANDHI

Commercial Corridors

La Flor de Trigo Bakery holds grand opening

La Flor de Trigo Bakery held its grand opening on August 16, 2006 at its new location, 1321 W. Lincoln Ave. Ignacio and Eva Mosso used Main Street program renderings and City of Milwaukee Facade Grants, facilitated through the Lincoln Village Business Association (LVBA), to refurbish the exterior of the building, restoring the original look and feel. former board-up is now a completely rehabilitated mixed-use project based on a successful public-private partnership between the City of Milwaukee, Lincoln Village Business Associations’ Main Street program, Lincoln Neighborhood Redevelopment Corp., Lincoln State Bank, Layton State Bank and M&I Bank. Mayor Tom Barrett, Alderman James Witkowiak and many others were on hand to celebrate the bakery opening: a bread cutting ceremony. The event and the bakery were featured on the front page of the Milwaukee Journal Sentinel Business Section on August 30.



PHOTO BY NEIL WHITE

Commercial Corridors

LISC attracts Young Professionals of Milwaukee volunteers

On October 11, 2006, Metropolitan Milwaukee Association of Commerce’s Young Professionals of Milwaukee (YPM) coordinated the second annual Service Circuit. This one-day event is designed to encourage 150 of YPM’s most active members to learn more about exciting charitable team projects and the organizations behind them.

LISC submitted the “Get it on Main Street” campaign for the Service Circuit and was one of the 12 agencies selected to participate. Beth Dufek and Kathryn Berger from LISC, along with Milwaukee/LISC LAC member Kathleen Lawler from Harley-Davidson, presented to the YPMs.

The presentation and informational booth staffed by LISC and two Main Street managers attracted 32 volunteers. “Get it on Main Street” campaign planning will kick-off in January 2007 and be launched in early summer of 2007. Volunteers will put together a one-day event and ad campaign that will highlight the unique and kitschy range of retail, eateries and services in urban neighborhood commercial districts and encourage the community to explore what is available from local merchants in Milwaukee’s Main Streets.



PHOTO BY ABRA FORTISON

Keith Stanley, SOHI Main Street Manager, and Helen Hermus, Silver City Main Street Manager

National LISC comes to town

The Milwaukee LISC staff was privileged to host nearly 300 colleagues from around the country for the annual National LISC Staff Conference, held October 3-6, 2006 at the Hilton Hotel and Midwest Center. One of the advantages of being part of a national organization is the network of support from around the entire country, and the wisdom and experience of many smart and committed people who are working to improve conditions for

low-income communities. The annual staff conference is always a great opportunity for networking, sharing best practices and renewing friendships.

Members of the Milwaukee LISC Advisory Board participated in many of the conference proceedings. Highlights of the week included:

- A presentation to Dan Bader, head of the Helen Bader Foundation, for his outstanding support for community development efforts in Milwaukee (Photo 1)
- An incredible “Harley-themed” luncheon sponsored by Harley-Davidson Motor Company that totally wowed visitors (Photo 2) Michael Rubinger, LISC President, Kathleen Lawler, VP for Harley-Davidson, Leo Ries, Richard Manson, LISC VP. It included welcoming remarks from Senator Herb Kohl (Photo 3), Milwaukee Mayor Tom Barrett (Photo 4) and WHEDA head Antonio Riley (on behalf of Governor Jim Doyle)
- Three different neighborhood bus tours profiling LISC’s work in the areas of comprehensive neighborhood revitalization (Photo 5), commercial corridor redevelopment (Photo 6) and sustainable “green” development (Photo 7)
- The Community Development Partnership Banquet (Photo 8) with remarks by LISC Advisory Board Chair Curt Culver (Photo 9) and a keynote address by Congresswoman Gwen Moore. Moore brought the audience to their feet with her wit and incisive analysis of current social issues (Photo 10)



LISC invests, leverages millions in Milwaukee neighborhoods

In addition to providing neighborhood planning and project technical assistance to our community development partners, another major activity of LISC is the provision of financial support. By being part of a national organization, Milwaukee has been able to access national resources to support local community development efforts. Since 1995, by working with established community development partners, LISC has invested nearly \$16 million in Milwaukee neighborhoods. These commitments have leveraged over \$100 million in additional investment. Here are some recent LISC investments:

CommonBond Communities - \$400,000 subordinate loan to assist in the purchase and rehabilitation of a 72-unit family development at 91st St. and Brown Deer Rd.

Council for the Spanish Speaking - \$10,000 recoverable grant to explore various options for expanding educational facilities.

Crown Court Properties - \$846,000 loan to acquire and rehab a HUD-foreclosed, 62-unit elderly housing development located at 5th St. and Concordia Ave.

Custer High School - \$100,000 grant to from the NFL Grassroots Program to finance improvements to the practice field for the junior varsity football team.

Inner City Redevelopment Corporation - \$100,000 loan for planning and feasibility assessment related to the redevelopment of the North Town Mall located at King Dr. and North Ave.

Layton Boulevard West Neighbors - \$100,000 grant over two years to support expanded housing development efforts.



Lisbon Avenue Neighborhood Development - \$50,000 grant for program manager and community organizer for Washington Park Partners Initiative and a \$25,000 grant for managing the homeownership pipeline and a paint and fix-up program in the Martin Drive neighborhood.

Martin Luther King Economic Development Corporation - \$35,000 recoverable grant for predevelopment expenses associated with King Commons, phase II located at Hadley St. and King Dr.

Millennium Housing Foundation - \$730,000 construction loan for a 56-unit family development at 107th St. & Brown Deer Rd.

Modjeska Youth Theater Company - \$296,100 participation loan with the Illinois Facility Fund to purchase the Historic Modjeska Theater at 12th and Mitchell Sts.

Riverwest Investment Cooperative - 50% shared loss guarantee on a \$280,000 loan to purchase an eight-unit apartment building at 1st and North Avenue for conversion into cooperative housing or for-sale condominium units.

Select Milwaukee - \$10,000 grant for a consultant to prepare a business plan to establish a private-sector-financed lending consortium.

West End Development Corporation - \$40,000 grant for executive transition management services.

Wisconsin Regional Training Partnership - \$100,000 first loss guarantee on a \$840,000 loan to acquire a property at 38th St. and Wisconsin Ave. to house their offices and training program.

Trainings held for neighborhood leaders

To build the capacity of CDCs to impact housing and commercial development in Milwaukee's most challenged neighborhoods, LISC sponsored several recent training opportunities for neighborhood leaders:

- 33 neighborhood leaders attended a training called "Building HOME" presented by LISC and UEDA on November 14 and 15, 2006. The course was brought to Milwaukee through HUD and LISC's national program, the Organizational Development Initiative. Participants learned the basics of HUD's HOME Investment Partnership Program.
- Board governance and financial oversight was the focus of "To Serve and Protect," an evening workshop for Board Directors sponsored by General Capital Group on October 23. Thirty directors from nonprofits, including TriCorp Housing, Martin Luther King Economic Development Corporation and New Covenant Housing, boned up on implementing Sarbanes-Oxley requirements, developing a culture of accountability and transparency, and assuring a sustainable mix of programs and activities.
- On October 24, 2006, 26 nonprofit financial managers reviewed the principles of effective budgeting and discovered the steps needed to build a strong annual budget. The training was designed specifically for community development corporations by LISC's national program, the Organizational Development Initiative.



William Johnson Sr.

New faces at UEDA

William Johnson Sr., executive director, and Kristi Luzar, program manager, took the helm at the Urban Economic Development Association of Wisconsin (UEDA) in September. UEDA and LISC partner on capacity-building projects in Milwaukee, and are looking to collaborate on additional training and technical assistance projects in the future.

Johnson came to UEDA after a long history in the nonprofit sector both as an administrator and a private consultant in the areas of housing, community development and philanthropy. He is a native Milwaukeean, but has spent most of his professional career on the east coast (New York City) and in Michigan (Detroit). Johnson is excited to be back in Milwaukee and hopes that he can lend his years of experience to make a difference in the lives of residents of the central city. Luzar is a recent graduate of the Urban Studies master's program at the University of Wisconsin-Milwaukee. She also has work experience in Milwaukee's community development sector, and is looking forward to continuing that work at UEDA.

"As an organization, we are challenged by the economic disparity that exists in the central city, but as individuals who have a deep sense of commitment to our work, we look forward to working collaboratively with others to transform these challenges into opportunities that will improve the lives of central city residents," said Johnson. "As an intermediary, UEDA's success will be measured by the success of others."

Milwaukeeans learn about TIF districts at Baltimore Symposium

Milwaukee is a nationwide leader in the creation of tax increment financing (TIF) districts, but neighborhood leaders learned even more about this important development tool at a nationwide symposium held in Baltimore in November.

Four neighborhood leaders attended the Tax Increment Financing Practice & Policy Symposium, a national event presenting best practices and guiding principles for the application of this tool. The Symposium brings TIF deal-making and best practices into focus through a daylong program targeting the entire spectrum of TIF stakeholders, from bond counsels and issuers to developers, financial advisors and public agency representatives.

The Milwaukee attendees—Judi Keller of the Mitchell Street Development Opportunities Corp., J. Allen Stokes of the Inner City Redevelopment Corporation,

and Dwayne Edwards and Dan Casanova of the Milwaukee Department of City Development—were sponsored by the Helen Bader Foundation and LISC, with support from State Farm Insurance.

“The Helen Bader Foundation helped underwrite this because we believe that as many people as possible need to know how TIF works as a mechanism for economic development, in particular people who are working in challenged neighborhoods,” said Kathryn Dunn, program officer with the foundation. “The Milwaukeeans who attended were exposed to a whole host of things related to TIFs that they had never thought of before.” Dunn added that the foundation is looking to do something similar in the Milwaukee area so more people can participate.

LISC offers online training workshops

Anyone with access to the Internet and a phone can participate in a LISC Experts Online live event from his/her own desk at the scheduled time. Participants will be able to hear the expert(s) speak, view the corresponding visual presentation in real time, and pose written or oral questions to the speaker(s) during the event.

Experts Online is an interactive forum for professional discussion among industry experts, as well as national and local practitioners. LISC provides these events free of charge as a support and training service to community development practitioners nationwide. Upcoming sessions include:

Urban Neighborhood Markets: Alternatives to Traditional Grocery Stores/Super Markets

Wednesday, January 24, 2007, 1:00-2:30 p.m. CST

Oftentimes urban areas suffer from food deserts and look to develop a supermarket in their area to reduce this phenomenon. However, space constraints and retail attraction hinders this process. The LISC Center for Commercial Revitalization has teamed with Project for Public Spaces to deliver a webcast on the alternatives to traditional grocery stores. Attendees will learn from the expertise of Steve Davies, senior vice president at Project for Public Spaces, Robert Pickford, president & CEO of the Corporation for Findlay Market, and Glenn Bergman, general manager of Weaver's Way Co-op. Join the panel as they discuss alternatives to providing your community with healthy food options. This session will explore the potentials and benefits of urban neighborhood public markets, farmers markets and food cooperatives.

Email: Ahoward@lisc.org

Confessions of a Clean-Up Agent: The Top Ten Most Common Financial Systems' Weaknesses

Wednesday, February 7, 2007, 1:00-2:30p.m., CST

Joanne Montagner, “Cleanup” consultant, will help you gain new insight into ways to strengthen or alter your infrastructure to insure systems success. Protect your organization from the cascading effect of compounding bad data and gain the confidence that your policies and procedures will pass the acid test. Insure stakeholder accountability and transparency while protecting your precious financial investments! Email: vtranchik@lisc.org

Attend a LISC Web cast

All Web casts can be accessed through www.lisc.org/section/events/. Check in advance to view system requirements, see an up-to-date calendar of Web casts, or to catch up on archived sessions you may have missed.

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Eminent Domain

Wednesday, February 28, 2007, 1:00 -2:30 CST

What is eminent domain and why is it important? What is happening on the state level with eminent domain? How is the community development field impacted? Join Don Chen, executive director from Smart Growth America, John D. Echeverria, executive director of the Georgetown Environmental Law & Policy Institute at Georgetown University Law Center and Michael Snodgrass, program officer at Kansas City LISC for this informative Web cast. Co-sponsored by Smart Growth America. Email : bmarcus@lisc.org

Bethune Academy students embrace service learning projects

Contrary to popular belief, young people do care about improving their community. Sixth- and seventh-grade students at the Bethune Academy (formerly 37th Street School) in the Washington Park neighborhood, with the help of a \$35,000 grant from State Farm Insurance and LISC, have been learning how to make a difference in the lives of their neighbors. Students identified three community issues to learn about and help solve through service learning projects: lead poisoning, deaths in house fires and lack of attractive green space.

Two teachers at Bethune Academy, Melinda Green and Irma Green, developed curriculum around these issues. For example, after considerable independent research to gather information, the students sponsored a Learning Project Day, with informational health awareness stations around their classroom, which were visited by classes from throughout the school.

"The kids were definitely interested in this information, because all of them knew someone with lead poisoning, high blood pressure or diabetes," said Melinda Green. Other activities included working with the Milwaukee Fire Department to replace burned-out streetlights around the school and collecting over 700 pieces of trash to clean up the neighborhood. The students even made a DVD about their activities, which was presented at a service learning conference in Philadelphia in March 2006. "Our girls really rocked at the conference," said Katina Coleman, healthy housing advocate at Lisbon Avenue Neighborhood Development (LAND), who manages the project. "Everyone was impressed with their DVD."



Melinda Green and students

Bethune Academy Service Learning At-a-Glance:

- * 70 sixth- and seventh-grade children and two teachers participating
- * Curriculum-based community service program
- * Promotes lead-poisoning awareness and prevention, fire safety and greenspace beautification programs
- * Partners include City of Milwaukee Fire, Public Works, and Health Departments
- * State Farm participant: Kelly Savage
- * State Farm/LISC investment: \$35,000

CDC PROFILE



ENGBERG ANDERSON DESIGN PARTNERSHIP

location to promote opportunities for community residents to participate in arts programs.

The MTC's first performance was in 1998 with the staging of "The Wizard of Oz". Since then, the Youth Theatre Company has acquired local success and grown in popularity, celebrating nine years of musical theatre entertainment for an cumulative audience of 120,000 people and youth-developing activities for more

Modjeska Theatre

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than 2,500 students.

The goals of MYTC overlapped with those of MSDOC, which included creating a safe haven for youth in the community. "Our business district's strategic plan, completed in 1998, indicated a lack of creative outlets for kids," said Judi Keller. "Basketball was about it."

When approached by MYTC for financing to buy the theatre, LISC suggested that MYTC join forces with MSDOC to acquire and redevelop it. After discussions among the Boards and the formation of an LLC, the two entities closed on a half-million-dollar acquisi-

tion/predevelopment loan from LISC and the Illinois Facilities Fund in December.

"There are so many positive elements about the street, and we want to enhance what is already there," said Judy Smith. "The developments in the Third Ward and the Walker's Point area have demonstrated that you can take something historic and create a special district." In addition to the arts programs at the theater, Smith envisions such attractions as classic movies and international entertainment. Added Keller, "This collaboration is not just about the theater and not just about Mitchell Street. It's about something bigger."

MANDI finalists

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Hugo Cardona, president and CEO of La Causa Inc., for taking the helm of La Causa in 2004 amidst financial turmoil, and turning around La Causa's fiscal situation from crisis to recovery and growth

Lo Neng Kiatoukaysy, executive director of the Hmong American Friendship Association, for 10 years of leadership in meeting the evolving needs of the Hmong and Lao communities in Milwaukee and statewide

Antonio Riley, executive director of the Wisconsin Housing and Economic Development Authority, for a lifelong commitment to Milwaukee's economic well-being and for significant and well-focused contributions to economic development, affordable housing and those less fortunate

The "**Vision Award**" is given to a foundation or for-profit corporation that has shown strong commitment and leadership in transforming our community.

P&H Mining, for supporting the Silver City Main Street effort through cash and in-kind services and for demonstrating a corporate culture of generosity through outstanding employee volunteerism and financial support for numerous other neighborhood-based causes

Foley & Lardner LLP for providing the vision and support needed to take on some of the region's most challenging projects and for its dedication of thousands of hours of pro bono legal services to accomplish extraordinary projects in the city of Milwaukee

Staff of the Milwaukee Christian Center accepts the Chase Cornerstone Award from Gwen Dansby at the 7th Annual MANDI Awards ceremony.

Eleven Metropolitan Builders Association members and over 85 associate members, for joining together with Habitat for Humanity to raise walls on 10 homes in Milwaukee as part of the Habitat for Humanity Home Builders Blitz, which took place June 5-9, 2006

The "**Trailblazer Award**" recognition goes to a community development project or program that represents a new approach to an old problem.

Growing Power Inc. for the development of sustainable Community Food Systems that make high-quality, safe, healthy, affordable food accessible to diverse communities throughout the nation

Milwaukee College Preparatory School, for providing education that proves the terms high poverty and high achievement are not mutually exclusive

Milwaukee Housing Trust Fund Coalition, for leading the effort to create a distinct fund with ongoing, dedicated sources of public revenue to support local affordable housing efforts

The State Farm Insurance and Financial Services "**Building Blocks Award**" is given to the outstanding real estate development project that contributes to the rebuilding of Milwaukee's neighborhoods.

Large Project:

Dr. Wesley L. Scott Senior Living Community, 2802 W. Wright St., Milwaukee, developed by Gorman & Company and the Milwaukee Urban League

Cherry Court, 1525 N. 24th St., Milwaukee, developed by the Housing Authority of the City of Milwaukee

Park East Enterprise Lofts, 1407-41 N. Dr. Martin Luther King Jr. Dr., Milwaukee, developed by Gorman & Company

Small Project:

New Village Townhouses, 2718 N. 18th St., Milwaukee, developed by Commonwealth Development Corporation

Toussaint Square, 3401-33 W. North Ave., Milwaukee, developed by North Avenue Community Development Corporation

3500 West National Avenue, Milwaukee, developed by Layton Boulevard West Neighbors





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Geoffrey Cooper, Mortgage Guaranty Insurance Co.
Kathryn Dunn, Helen Bader Foundation, Inc.
Wayne R. Embry, Johnson Controls, Inc.
Mark Eppli, Marquette University
Michael Fleming, Associated Bank
Michael W. Hatch, Foley & Lardner
Deborah K. Hill, US Bankcorp
Ald. Willie Hines, Jr. City of Milwaukee
Timothy J. Keane, Keane Holdings
Klint F. Kneuppel, Thrivent Financial
Ken Lam, State Farm Insurance
Kathleen A. Lawler, Harley-Davidson Motor Company
Mark N. Lemke, The Private Bank
J. Lanier Little, Wells Fargo & Company
Vincent Lyles, M&I Marshall & Ilsley Bank
Jeanette Mitchell, Cardinal Stritch University
Frederick A. Muth, Whyte Hirschboeck Dudek
James R. Popp, JP Morgan Chase
Antonio Riley, WHEDA
Anna M. Ruzinski, Milwaukee Police Department
Deloris Sims, Legacy Bank
Julia Taylor, Greater Milwaukee Committee
Michael Weiss, General Capital Group

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Join us on Thursday, March 15, 2007

at 5:00 p.m. at the
Pfister Hotel to honor the finalists and
hear winners announced in each category.

Watch your mail for online
registration information. For more
information on the 8th Annual MANDI
awards, call Leo Ries,
LISC Program Director at
(414) 273-1815.

Finalists announced for MANDI Awards

Finalists for the 8th Annual Milwaukee Awards for Neighborhood Development Innovation (MANDIs) have been announced by Cecilia Gore, program officer of the Jane Bradley Pettit Foundation. Gore chaired the independent selection committee that reviewed 41 nominations for awards in five major categories, as follows:

The “**Chase Cornerstone Award**” recognizes a neighborhood organization for outstanding innovation and perseverance.

Milwaukee Center for Independence, a nonprofit organization that provides innovative ways to assist over 2,000 people with disabilities per day in living at their highest levels of independence

Riverworks Development Corporation, a nonprofit community development corporation that has

helped Capitol Drive emerge as a vibrant retail center through a three-pronged approach focused on real estate development, business development and workforce development

Wisconsin Women’s Business Initiative Corporation, the only Community Development Financial Institution in Wisconsin focusing on providing financial and development services to minority, women and low-income micro-enterprises – high risk, “high touch” labor-intensive clients

The “**Navigator Award**” recognizes an individual who has shown exemplary leadership in neighborhood development within a public or private community development entity.

See **MANDI FINALISTS** on Page 11