

Chairperson: Supervisor Toni M. Clark
Clerk: Linda K. Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, April 13, 2009 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

PRESENT: Supervisors Lipscomb, Johnson, Rice, *West, *Thomas and Clark (Chair) – 6

*Supervisors West and Thomas were not present at the time of the roll call; however, they appeared shortly thereafter.

EXCUSED: Supervisor Schmitt - 1

SCHEDULED ITEMS:

HOUSING AND COMMUNITY DEVELOPMENT

1. 09-181 From the Housing Director, requesting authorization to proceed with an application for Homelessness Prevention and Rapid Re-Housing (HPRP) funds from the U.S. Department of Housing and Urban Development.

APPEARANCE(S):

Jim Hill, Director, Housing Division, Department of Health & Human Services

Mr. Hill reviewed the subject report.

MOTION BY: (JOHNSON) Approve. (Vote 3-1)

AYES: Lipscomb, Johnson and Rice – 3

NOES: Clark (Chair) – 1

EXCUSED: Schmitt, West and Thomas - 3

REAL ESTATE

2. 09-13 From the Manager of Real Estate Services, Department of Transit and Public Works (DTPW), reporting on the status of 2009 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

The Committee took no action on this informational report.

3. 09-14 From the Manager of Real Estate Services, DTPW, Offer to purchase on a County-
(a)(h) owned single-family house located at 3010 East Armour Avenue in the City of St. Francis, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (LIPSCOMB) Accept the offer to purchase from Debbie Montalbano in the amount of \$105,000 for the single-family house located at 3010 East Armour Avenue in the City of St. Francis, as recommended by the Real Estate Division of the Department of Transportation and Public Works. (Vote 5-0)

AYES: Lipscomb, Johnson, Rice, Thomas and Clark (Chair) – 5

NOES: 0

EXCUSED: Schmitt and West - 2

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters.

4. 09-30 From the Manager of Real Estate Services, DTPW, recommending an extension to
(a)(b) the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (JOHNSON) Approve to extend the existing option to purchase with MLG Development for Block 6E until December 31, 2009, subject to Milwaukee County receiving an additional \$24,000 at closing, thus increasing the \$676,000 purchase price to \$700,000. (Vote 6-0)

AYES: Lipscomb, Johnson, Rice, West, Thomas and Clark (Chair) – 6

NOES: 0

EXCUSED: Schmitt – 1

5. 09-30 From the Manager of Real Estate Services, DTPW, reporting on the results of issuing a Request For Proposals for the sale and development of Block 2, East of the Milwaukee River, in the Park East Corridor, located between North Broadway, North Milwaukee and North Water Streets and East Ogden Avenue in the City of Milwaukee. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Glenn Bultman, County Board Research Analyst

Fair Market Development Team

Harry Drea

John Duggan

Marvin Pratt

Ron SiggleKous

Mr. Dillmann reviewed the subject report.

Mr. SiggleKous provided a brief concept of the project. The project that is being proposed is a median density housing project with mixed use; there is a small retail component to it, approximately 400 units of moderate and low-income housing and about 10,000 sq. feet of retail at ground floor in certain locations. The general concept illustrated was one of residential buildings of both apartments and town homes and green space. The plan is that this project would be developed in two phases. However, it would be a continuous project.

Considerable discussion ensued with questions and comments relative to what is being proposed, the City of Milwaukee's position on assisting developers in purchasing County-owned parcels in the Park East corridor and whether or not this proposal was reviewed by the Park East Advisory Committee.

Supervisor West expressed her concern that the Park East Advisory Committee has not reviewed this proposal, and has not met for quite some time.

SCHEDULED ITEMS (CONTINUED):

Mr. Bultman stated that he would work with the Park East Advisory Committee to make sure that they are informed and comfortable with what's going on.

Madam Chair requested that Mr. Bultman provide correspondence to the Committee regarding the Park East Advisory Committee and what their charge is, as well as, a list of the membership.

Questions and comments ensued about the developer's experience.

Mr. Drea provided comments relative to his experience. He stated that he could provide the Committee with bios of the developers.

Madam Chair stated that the \$2 million offer is very low. She asked if the developers have seen any other place where they could get this much land for the amount of money they're proposing. She also requested that Mr. Dillmann provide information relative to what the previous appraisal of the property was, when it was done and by whom.

Marvin Pratt provided comments. He advised that he is enthused about working with the project. The part that he has is working with Community Development Business Partners and seeing to it that disadvantage enterprise happens on this project. He is open and receptive to appearing before the Park East Advisory Committee, as well as, working with the Community Development Business Partners.

Supervisor West stated that she doesn't want it to appear as though Milwaukee County would accept any offer that comes along. It sets a very bad precedence. She doesn't want anyone to misconstrue the lack of progress. She is willing to be patient and wait.

Madam Chair reiterated that the \$2 million offer is unacceptable, when \$3.2 million is the minimum. She understands the condition of the economy presently, but she agrees with Supervisor West that she is also willing to wait because the land is of considerable value.

The Committee took no action on this informational report.

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Jim Hill, Administrator, Housing Division- DHHS
Craig Dillmann, Manager, Real Estate Services, (DTPW)

SCHEDULED ITEMS (CONTINUED):

This meeting was recorded on a tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes, along with the audio recording of this meeting, are available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:00 a.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development

DEADLINE

***The deadline for items for the next regular meeting
(May 11, 2009) is April 27, 2009. All items for the agenda must be in
the Committee Clerk's possession by 12:00 noon
April 27, 2009.***

*ADA accommodation requests should be filed with the Milwaukee County Office for Persons with
Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.*