

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

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, October 26, 2009 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

PRESENT: Supervisors Lipscomb, Schmitt, Johnson, Rice, West, Thomas and Clark (Chair) – 7

SCHEDULED ITEMS:

HOUSING AND COMMUNITY DEVELOPMENT

1. 09-419 From Interim Director, Department of Health and Human Services, requesting authorization to enter into a development agreement, consistent with HOME requirements, to provide \$368,112 in HOME Community Housing Development Organization (CHDO) funds as a 0% deferred payment forgivable loan, payable in full for 20 years and forgiven at an even rate over the following 10 to Movin' Out, Inc. and also requesting authorization to enter into an agreement, consistent with HOME requirements, to provide \$55,217 in CHDO operating funds to Movin' Out, Inc.

APPEARANCE(S):

Lisa Marks, Interim Director, Department of Health and Human Services (DHHS)
Gary Bottoni, Housing Division (DHHS)
David Porterfield, Movin' Out, Inc.

Ms. Marks reviewed the subject report.

Questions and comments ensued.

MOTION BY: (LIPSCOMB) Offered the following amendment: On line 35, delete "and forgiven at an even rate over the following 10".

Discussion ensued with questions and comments relative to the proposed amendment.

Mr. Porterfield provided comments.

Supervisor Lipscomb withdrew the above amendment.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (LIPSCOMB) Offered the following substitute amendment: On line 35, delete "20" and insert "40" and then delete "and forgiven at an even rate over the following 10".

Mr. Porterfield provided an overview of the partners involved in this project. The tenants eligible to reside in the units for this project would have to have a permanent disability as defined by HUD regulations. There is also an income requirement (low income). He advised that Movin' Out, Inc. has just finished a project very similar to this one in Dane County.

Madam Chair expressed concerns relative to transit for the tenants who are going to be living in the units.

Ms. Marks provided comments relative to transit issues.

Vote on the substitute amendment: 7-0

AYES: Lipscomb, Schmitt, Johnson, Rice, West, Thomas and Clark (Chair) – 7
NOES: 0

REAL ESTATE

2. 09-397 From the Chief Information Officer, IMSD, requesting authorization to grant a conservation easement at the House of Correction, 8885 S. 68th Street, Franklin, Wisconsin to the City of Franklin. **(Also to the Committee on Judiciary, Safety and General Services)**

MADAM CHAIR ADVISED THAT THIS ITEM WAS WITHDRAWN BEFORE THE MEETING BEGAN.

3. 09-13 From the Manager of Real Estate Services, DTPW, reporting on the status of 2009 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

The Committee took no action on this informational item.

SCHEDULED ITEMS (CONTINUED):

- 4 09-13 From the Manager of Real Estate Services, DTPW, monthly informational report for land sale closing on UWM/Innovation Park. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE) (Also to be considered by the Committee on Finance and Audit)**

APPEARANCE(S):

Craig Dillmann, Real Estate Services, DTPW
Glenn Bultman, Research Analyst, County Board

Mr. Dillmann reviewed the subject report. He highlighted areas that are on-going, those being achieved and those that are advanced.

Discussion ensued, with questions and comments relative to the efforts of the planning team led by Kevin Haley of the Department of Parks, Recreation & Culture.

The Committee took no action on this informational item.

5. 09-14 From the Manager of Real Estate Services, DTPW, recommending an amendment to
(a)(l) the offer to purchase for a County-owned former transit property located at 6375 North 76th Street in the City of Milwaukee, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services
Michael Goetz, Central Asset Management
Pat Coraggio, Central Asset Management

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

Some committee members expressed concern relative to the business at this intersection being an appropriate-type business.

Mr. Coraggio distributed a copy of the site plan (a copy of which is contained in the subject file) and assured the Committee that Central Asset Management's intentions are not to lease to a hip-hop store, check cashing, tobacco or liquor store.

***MOTION BY: (WEST) Accept the amendment to the existing offer to purchase with Central Asset Management for the consideration of \$475,000 for the County-owned former transit property located at 6375 North 76th Street in the City of Milwaukee, as recommended by Real Estate Services, DTPW.
(Vote 7-0)***

SCHEDULED ITEMS (CONTINUED):

Madam Chair commented that the transit company is an eye sore in her community and that she has been very much on top of what goes on with it and is interested in getting it into a developer's hands.

Vote on the above motion: 7-0

AYES: Lipscomb, Schmitt, Johnson, Rice, West, Thomas and Clark (Chair) – 7
NOES: 0

6. 09-14 From the Manager of Real Estate Services, DTPW, Conveyance of a County-owned
(a)(m) single-family house located at 3672 East Lunham Avenue in the City of St. Francis, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services
Bob Andrews, Deputy Corporation Counsel

Mr. Dillmann reviewed the subject report.

Mr. Andrews answered questions raised by the Committee.

MOTION BY: (SCHMITT) Approve the conveyance of the County-owned single-family house located at 3672 East Lunham Avenue in the City of St. Francis, Wisconsin to Wells Fargo Bank, provided the bank pays all taxes, penalties, interest and the County's cost. (Vote 7-0)

AYES: Lipscomb, Schmitt, Johnson, Rice, West, Thomas and Clark (Chair) – 7
NOES: 0

COMMUNITY BUSINESS DEVELOPMENT PARTNERS

7. 09ECD-3 From Director, Community Business Development Partners, Informational monthly
update on departmental waivers (**INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE**)

APPEARANCE(S):

Freida Webb, Director, Community Business Development Partners (CBDP)
Keith Garland, Contract Compliance Manager (CBDP)

Ms. Webb reviewed the subject report.

Questions and comments ensued.

SCHEDULED ITEMS (CONTINUED):

Ms. Webb advised that they are seeking to educate departments so that whenever there is a contract opportunity, the CBDP would like to work with departments to identify opportunities (if they are available) for DBEs that are ready, willing and able certified firms to prevent contracts from going out without DBE language. She advised that it is her understanding that Chapter 32, which governs Procurement, does not require that; however, Ms. Webb advised that her department is in discussions to address this issue.

MOTION BY: (JOHNSON) Receive and place on file.

Madam Chair thanked Ms. Webb for the subject report. She advised that this has been a big concern of hers, especially considering the large number of contracts that go out every year without any consideration to DBEs.

Ms. Webb will continue to provide monthly reports, as well, as annual reports.

Supervisor Thomas requested to receive quarterly reports, including a detailed list of those departments with contracts going out without DBE language. There being no objection, it was so ordered.

Vote on the motion to receive and place on file: 7-0

AYES: Lipscomb, Schmitt, Johnson, Rice, West, Thomas and Clark (Chair) – 7
NOES: 0

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Lisa Marks, Director, Department of Health and Human Services (DHHS)
Gary Bottoni, Housing Division, DHHS
Craig Dillmann, Manager, Real Estate Services, (DTPW)
Bob Andrews, Deputy Corporation Counsel
Freida Webb, Director, Community Business Development Partners

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.

SCHEDULED ITEMS (CONTINUED):

Length of Meeting: 9:00 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
(December 7, 2009) is November 23, 2009. All items for the agenda
must be in the Committee Clerk's possession by 12:00 noon
November 23, 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.*