

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

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, October 27, 2009 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-R

MINUTES

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

SCHEDULED ITEMS:

RESOLUTION

1. 08-373 A resolution by Supervisors Holloway and Clark, authorizing and directing the Director of the Department of Administrative Services to negotiate purchase and development agreements with the University of Wisconsin-Milwaukee and the University of Wisconsin-Milwaukee Foundation for the purchase of a portion of the northeast quadrant of the County Grounds for development including their engineering campus.

APPEARANCE(S):

County Executive Scott Walker
County Board Chairman Lee Holloway

Mr. James Price, The Park People, Friends of the Monarch Trail, registered and provided comments.

MOTION BY: (WEST) Approve the subject resolution.

County Executive Walker provided comments in support of the subject resolution.

Chairman Holloway provided comments relative to the subject resolution and its intent.

Questions and comments ensued.

Supervisors Thomas and Schmitt requested unanimous consent to be added as co-sponsors of the subject resolution. There being no object, it was so ordered.

Vote on the motion to approve: 7-0

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

NOES: 0

SCHEDULED ITEMS (CONTINUED):

HOUSING AND COMMUNITY DEVELOPMENT

2. 08-312 A. From County Board Staff, recommending allocation of 2009 Community Development Block Grant (CDBG) funds for County activities.

APPEARANCE(S):

Glenn Bultman, County Board Research Analyst
Craig Dillmann, Acting Director, Economic and Community Development (ECD)
Leonard Jackson, Community Development Program Coordinator, ECD

Mr. Bultmann provided comments relative to the process used to evaluate applications and determine which agencies receive CDBG funding.

MOTION BY: (WEST) Approve. (Vote 7-0)

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

Later in the meeting, Supervisor Rice, requested unanimous consent to abstain from voting on this item. He advised that one of the recipients of CDBG funding is an entity that he provided services to in the private sector. There being no objection, it was so ordered.

Final vote: 6-0; 1-abstention.

- B. From Acting Director, Economic and Community Development, recommending allocation of 2009 CDBG funds for municipal activities

APPEARANCE(S):

Leonard Jackson, Community Development Program Coordinator, ECD

MOTION BY: (WEST) Approve. (Vote 7-0)

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

- C. From Housing Director, Department of Health and Human Needs (DHHS), an informational report on the Emergency Home Repair Program, Loans made, Program Years 2004-2008 **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

SCHEDULED ITEMS (CONTINUED):

APPEARANCE(S):

Corey Hoze, Director, Department of Health and Human Services (DHHS)

Jim Hill, Administrator, Housing Division, DHHS

Gary Bottoni, Housing Division, DHHS

Mr. Hill reviewed the subject report.

Questions and comments ensued.

Supervisor Lipscomb raised questions as to how the program works in terms of when repayment is received.

Mr. Bottoni provided comments and answered questions raised by the Committee.

Madam Chair requested that Mr. Bottoni provide a report as to what the current balance is in each fund. Also include any dollars allocated that have not been spent.

Supervisor Thomas requested information on what the monthly receivables are. Also information on administrative costs.

Madam Chair requested that Mr. Bottoni provide a report back at the next cycle addressing questions and concerns raised by the Committee relative to this item.

3. 08-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
 - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.

(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)

APPEARANCE(S):

Leonard Jackson, Community Development Program Coordinator, ECD

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

The Committee took no action on this informational report.

SCHEDULED ITEMS (CONTINUED):

REAL ESTATE

4. 08-13 From Manager, Real Estate Services, reporting on the status of 2008 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report.

Questions and comments ensued relative to the pending property closings.

Supervisor Rice indicated that the department should be more diligent in achieving land sale goals.

Supervisor West would like to see Milwaukee County take a stronger stance in economic development. There has to be an achievable goal.

The Committee took no action on this informational report.

5. 08-14 From the Acting Director, Economic and Community Development, Offer(s) to purchase
(a)(i) a County-owned former transit property located at 6375 North 76th Street in the city of Milwaukee.

APPEARANCE(S):

Craig Dillmann, Acting Director, Economic and Community Development

The following individuals registered for this item, but did not speak:

Pat Coraggio, Central Asset Management

Michael Goetz, Central Asset Management

Mr. Dillmann reviewed the subject report.

Supervisor West requested that Mr. Dillmann be diligent in following up with the contractor and notify the Supervisor of this district when the contracts comes up before the board of zoning appeals (BOZA) so that she can testify at the City level.

MOTION BY: (SCHMITT) Accept the offer to purchase from Central Asset Management, LLC in the amount of \$550,000.00 for the County-owned former transit property located at 6375 North 76th Street in the City of Milwaukee. (Vote 7-0)

SCHEDULED ITEMS (CONTINUED):

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

6. 08-30 From the Acting Director of Economic and Community Development and County board
(a)(d) staff with a recommendation concerning the duration and extension(s) to the options to purchase granted in response to the issuance of Requests for Proposals (RFP) for the purchase and development of future County-owned Park East parcels.

APPEARANCE(S):

Craig Dillmann, Acting Director, Economic and Community Development

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (LIPSCOMB) Amend the resolution by inserting into bullet point #4, second line, between the words “parcels” and “and” the following: “a calculation of the time value of money using the purchase price, the duration of the option, an appropriate market rate of return”.

Questions and comments ensued.

Supervisor Lipscomb in the Chair.

AYES: Rice, West and Lipscomb – 3

NOES: Clark, Schmitt, Johnson and Thomas – 4

Amendment failed.

After a five-minute break, the Committee took the following action.

MOTION BY: (CLARK) Amend the resolution by adding an additional clause as follows: BE IT FURTHER RESOLVED, that any extensions beyond the twenty-four (24) month option period shall be at the direction of the County Board and County Executive based on the reasons expressed by the developer for requesting the extension and a calculation of the time value of money using the purchase price, the duration of the option, an appropriate market rate of return shall be utilized to establish the option extension fee. (Vote 6-1)

AYES: Clark, Schmitt, Johnson, West, Thomas and Lipscomb – 6

NOES: Rice – 1

SCHEDULED ITEMS (CONTINUED):

7. 08-30 From the Acting Director, Economic and Community Development, recommending approval of a Request for Proposals (RFP) and authorization to re-issue the RFP for Block (a)(e) 2E in the Park East Corridor, located between North Milwaukee and North Broadway and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.

APPEARANCE(S):

Craig Dillmann, Acting Director, Economic and Community Development

The following individual registered for this item but did not speak:

Becky Smith, Unite Here

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (WEST) Approve. (Vote 7-0)

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

NOES: 0

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.

8. 08ECD9 From New Vision Development (NVD)/Kirco) with a status report of their proposed project for the vacant 1.89-acre County owned parcel located at the southwest corner of North 6th and West State Streets in the City of Milwaukee **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Steve Stewart, New Vision Development

Richard Gershenson, Principal, GK Gershenson/Kirco

Michael Piette, GK Development

Gary Nueske, Regional Director

Michael Sargent, MATC

The New Vision Development (NVD/Kirco) team provided a brief power point presentation, a copy of which is contained in the subject file.

SCHEDULED ITEMS (CONTINUED):

Discussion ensued, with questions and comments relative to the DBE component

The Committee took no action on this informational report.

9. 08-30 From the Acting Director of Economic and Community Development recommending an
(a)(f) extension to the option to purchase for Block 4W in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4th Street and West Juneau Avenue in the City of Milwaukee, west of the Milwaukee River.

APPEARANCE(S):

Craig Dillmann, Acting Director, Economic and Community Development
David Sullivan, Gatehouse Capital
Rob Ruvin, Ruvin Development

Mr. Dillmann reviewed the subject report and provided comments relative to the historical background for this project.

Discussion ensued, with questions and comments.

MOTION BY: (THOMAS) Approve. (Vote 7-0)

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

Later in the meeting, a request was made to reconsider Item 9.

MOTION BY: (JOHNSON) Moved reconsideration of this item. (Vote 7-0)

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

Mr. Sullivan provided comments.

MOTION BY: (THOMAS) Amend the resolution to grant the year extension, with \$15,000 being tacked on to the purchase price after one year.

Discussion ensued with questions and comments relative to the amendment.

Supervisor Lipscomb offered a friendly amendment to change the dollar amount from \$15,000 to \$30,000.

Supervisor Thomas accepted the friendly amendment.

SCHEDULED ITEMS (CONTINUED):

Vote on the amendment, including friendly amendment of \$30,000: 5-2

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

NOES: Rice and West – 2

MOTION BY: (THOMAS) Approve the resolution, as amended. (Vote 5-2)

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

NOES: Rice and West – 2

10. 08-30 From the Acting Director of Economic and Community Development, recommending a
(a)(g) six (6) month extension to 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.

MOTION BY: (LIPSCOMB) 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 Item 10.

The Committee adjourned into closed session at approximately 11:40 a.m. and reconvened back into open session at approximately 11:55 a.m. with the same members present as before.

APPEARANCE(S):

Craig Dillmann, Acting Director, Economic and Community Development
Bruce Westling

Mr. Dillmann reviewed the subject report.

MOTION BY: (WEST) Approve the six (6) month extension. (Vote 7-0)

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

NOES: 0

Supervisor West stated that items 6, 7, 8, 9 and 10 should all be referred to the Park East Redevelopment Committee. There being no objection, it was so ordered.

SCHEDULED ITEMS (CONTINUED):

STAFF PRESENT:

Steve Cady, County Board Legislative Research Analyst
Craig Dillmann, Manager, Real Estate Services
Leonard Jackson, Community Development Program Coordinator, ECD
Corey Hoze, Director, Department of Health and Human Services
Jim Hill, Administrator, Housing Division, DHHS
Gary Bottoni, Housing Division, DHHS

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: 9:10 a.m. to 11:40 a.m.
11:55 Noon to 12:20 p.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
(October 27, 2008) is October 13, 2008. All items for the agenda must
be in the Committee Clerk's possession by 12:00 noon
October 13, 2008.***

*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.*