

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

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, March 9, 2009 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

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

EXCUSED: Supervisor West - 1

SCHEDULED ITEMS:

RESOLUTION

1. 09-96 A resolution by Supervisor Holloway, authorizing and requesting the Milwaukee County Research Park Board of Directors to amend their bylaws to remove the requirement that the County Board Chairman’s five appointments be members of the Economic and Community Development Committee.

APPEARANCE(S):

Terry Cooley, Chief of Staff – County Board

Mr. Cooley provided comments relative to the subject resolution and its intent.

MOTION BY: (JOHNSON) Approve.

Questions and comments ensued.

MOTION BY: (RICE) offered the following amendment: Amend line 25 of the resolution by adding the words “County Board” after the word “five” and before the word “appointments”. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

MOTION BY: (SCHMITT) Approve the resolution, as amended. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

SCHEDULED ITEMS (CONTINUED):

HOUSING AND COMMUNITY DEVELOPMENT

2. 09-26 From the Administrator, Housing Division, recommending a grant from the
(a)(a) Economic Development Reserve Fund in the amount of \$5,000 to the Local Initiatives Support Corporation (LISC) as a contribution to a study conducted by the Public Policy Forum.

APPEARANCE(S):

Jim Hill, Administrator, Housing Division, DHHS
Leo Ries, Director, LISC

Supervisor Johnson advised that he would abstain from voting on this item because he is a Board member of LISC.

MOTION BY: (LIPSCOMB) offered the following amendment: Amend the resolution to reflect the \$10,000 requested by inserting “now, therefore” on line 16 after the word “and”; delete lines 18-21; Strike \$5,000 on line 24 and insert \$10,000.

Discussion ensued regarding the amendment, with questions and comments.

Vote on the amendment: 2-4

AYES: Lipscomb and Johnson – 2

NOES: Schmitt, Rice, Thomas and Clark (Chair) – 4

Amendment failed.

MOTION BY: (LIPSCOMB) Approve the resolution. (Vote 5-0; 1 abstention)

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

NOES: 0

EXCUSED: West – 1

Mr. Ries invited the Committee to attend LISC’s annual awards program to be held on March 19th.

ECONOMIC DEVELOPMENT

3. 09-100 From the Administrator, Housing Division, requesting approval of the proposed
allocation of 2009 Federal HOME funds to various qualifying purposes.

APPEARANCE(S):

Jim Hill, Administrator, Housing Division – DHHS

SCHEDULED ITEMS (CONTINUED):

Gary Bottoni, Housing Division - DHHS
Glenn Bultman, County Board Research Analyst

Mr. Hill reviewed the subject report.

Questions and comments ensued.

MOTION BY: (SCHMITT) Approve.

Madam Chair requested that Mr. Bottoni provide the Committee with their Department's plan for the Homebuyer's Assistance Program.

Supervisor Thomas pointed out that the dollar amount throughout the report is not consistent with the dollar amount on the fiscal note.

Mr. Bottoni advised that there was a typographical error. The correct dollar amount should be \$1,196,000.

Mr. Bultman advised that Milwaukee County reserves the right to lower the dollar amount if HUD figures are lowered.

Mr. Hill advised that over the past five years, Milwaukee County has received and distributed \$6,337,332 in Home funding and no funds have been returned.

Madam Chair requested that Mr. Hill provide a report to all Committee members relative to the above information.

Vote on the motion to approve: 6-0

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

NOES: 0

EXCUSED: West - 1

4. 09-101 From the Administrator, Housing Division, requesting approval of the proposed 2009 Action Plan required as a condition of receiving and expending Federal HOME and Community Development Block grant funds.

APPEARANCE(S):

Jim Hill, Administrator, Housing Division – DHHS
Gary Bottoni, Housing Division - DHHS

Mr. Hill reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (SCHMITT) Approve. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

5. 09-102 From the Administrator, Housing Division, requesting approval to designate Movin' Out, Inc., a non-profit housing development agency, as a Community Housing Development Organization (CHDO) for Milwaukee County.

APPEARANCE(S):

Jim Hill, Administrator, Housing Division – DHHS
Howard Mandeville, Executive Director of Movin' Out

Mr. Hill reviewed the subject report.

Questions and comments ensued.

Madam Chair stated that she is interested in having yearly updates regarding choosing of the CHDO for Milwaukee County.

MOTION BY: (LIPSCOMB) Approve. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

6. 09-40 From the Administrator, Housing Division, submitting a report on Milwaukee
(a)(a) County's participation in the Neighborhood Stabilization Program (NSP)
(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)

APPEARANCE(S):

Jim Hill, Administrator, Housing Division – DHHS

Mr. Hill reviewed the subject report.

Supervisor Lipscomb recognized Mr. Hill's efforts on this and appreciates the efforts that went into this report.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (SCHMITT) Receive and place on file. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

REAL ESTATE

7. 09-13 From the Acting Director, Department of Transportation 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.

Questions and comments ensued.

The Committee took no action on this informational report.

8. 09-13 From the Manager, Real Estate Services, DTPW, reporting on the 2008 Real Estate Sales Activity. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

The Committee took no action on this informational report.

9. 09-14 (a)(e) From the Acting Director, Department of Transportation and Public Works, regarding offer to purchase on a County owned single-family house located at 1532 South 80th Street in the City of West Allis, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

MOTION BY: (LIPSCOMB) Accept the offer to purchase from Heidi Wachowiak

SCHEDULED ITEMS (CONTINUED):

in the amount of \$21,900 for the single family house located at 1532 South 80th Street in the City of West Allis, Wisconsin as a primary offer and the offer to purchase from Robert A. Rainek for the said property in the amount of \$20,000 as a secondary offer, as recommended by the Real Estate Division of the Department of Transportation and Public Works. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

10. 09-14 From the Manager, Real Estate Services, (DTPW), regarding offer to purchase on a
(a)(f) County-owned single family house located at 3672 East Lunham Avenue in the City of St. Francis, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

MOTION BY: (LIPSCOMB) Approve to reject the offer to purchase from Craig and Helen Behrendt in the amount of \$40,000 for the single family house located at 3672 East Lunham Avenue in the City of St. Francis, Wisconsin, as recommended by the Real Estate Division of the Department of Transportation and Public Works. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

11. 09ECD-1 From the Wisconsin Department of Transportation (WisDOT), a verbal report on the Zoo Interchange reconstruction. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Donna Brown, Wisconsin Department of Transportation (Wis/Dot)

Tim Anheuser, Forward 45/WisDot

Glenn Bultman, County Board Research Analyst

Ms. Brown and Mr. Anheuser provided a presentation on the status of the project. (A copy of the presentation is attached to the original of these minutes). They explained how this stretch of freeway is the heaviest traveled and has at least two crashes daily. The design will eliminate left lane on/off ramps. The M1 plan includes a bridge to and from the Medical Complex to the Research Park, whereas the M3 design uses Texas u-turns opposed to the bridge. The County areas or

SCHEDULED ITEMS (CONTINUED):

building that could be affected include Building Unit F at Behavioral Health, the Zoofari Conference Center, Zoo maintenance facility and the relocation of utilities at the Zoo. The Fleet Maintenance and Highway buildings are not affected by the project. Some homeowners will be displaced.

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.

12. 09-30 From RSC & Associates, requesting an amendment to the Development Agreement
(a)(a) for the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW
William Shroyer
Richard Curto, RSC & Associates

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (SCHMITT) Approve the amendment to the Development Agreement for the subject property. (Vote 6-0)

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

NOES: 0

EXCUSED: West – 1

13. 09-14 From the Manager, Real Estate Services, DTPW, Offer to purchase from UWM
(a)(g) Innovation Park, LLC for a portion of the northeast quadrant of the County Grounds for the development of the University of Wisconsin-Milwaukee College of Engineering and Applied Science (CEAS) campus, to be known as the Michael J. Cudahy Innovation Park.

APPEARANCE(S):

Scott Walker, County Executive
Mayor Jill Didier, City of Wauwatosa
Supervisor John F. Weishan, (16th District)
Supervisor Lynne De Bruin, (15th District)

SCHEDULED ITEMS (CONTINUED):

Supervisor Marina Dimitrijevic, (4th District)
Craig Dillmann, Manager, Real Estate Services, DTPW
John Schapekahn, Principal Assistant Corporation Counsel
Michael Oreman, Lichtsinne Haensel S.C., Legal Counsel for Milwaukee County
Roy Evans, Attorney
Freida Webb, Milwaukee County Community Business Development Partners
Guy T. Mascari, Milwaukee County Research Park Corporation

Mr. Dillmann summarized the general points of the purchase agreement and reviewed the Development Agreement.

The Committee took a brief break at 11:00 a.m. and returned at 11:10 a.m. with the same members present as before.

County Executive Walker provided comments in support of building a new School of Engineering at this site.

Mayor Didier commented that she is in support of this project moving forward, however, she recognizes that there are some issues that need to be ironed out, such as the Monarch Trail.

The following individuals appeared and provided comments relative to this item:

Dan Collins, Glutions, Inc.
Lisa Boudnik, Monarch Trail Friends
Barb Agnew, Monarch Trail Friends
Cheryl Nenn, Milwaukee Riverkeepers Association
Cheri Briscoe, Sierra Club-Great Waters Group
Jim Goulee, The Park People
Charles Camps
Dave Reid, UWM Downtown

The majority of the speakers requested that this item be laid over until a public hearing could be held. Some were opposed to the location on the County grounds.

The following individuals appeared on behalf of UWM.

David Gilbert, President, UWM Real Estate Foundation
Tom Luljak, UWM
Michael Lovell, UWM
Bruce Block, UWM Real Estate Foundation
Carlos E. Santiago, Chancellor, UWM

The UWM team acknowledged the support of the County Executive, Chairman Holloway and the Committee. They indicated that they are cognizant of the

SCHEDULED ITEMS (CONTINUED):

community's needs. They addressed environmental issues specific to the Monarch Trail and advised that the property lines have not changed.

Mr. Mascari provided comments relative to a letter from William Ryan Drew, Executive Director of the Research Park to Supervisor Clark, (a copy of which is contained in the subject file).

Supervisor Weishan expressed concerns relative to principals of open government. He asked the question, who are we really selling the property to? He requested that the Committee refer this item to Corporation Counsel requesting information as to what the real working relationships are. Also, Corporation Counsel should address what the open government requirements are of an LLC of a foundation so the County would be assured of whom they're dealing with. It should be defined and made clear as to what the public process input would be. He stated he is not opposed to the development; however, if UWM is committed to preserving the Monarch Trail, he would like to see a written document produced and signed by them that they will abide by their commitment.

Supervisor De Bruin stated that she is very much on board with this project; however, she agrees with the idea of holding a public hearing and delaying this item for one month.

Supervisor Dimitrijevic commented that she is in support of a one-month layover. She commented that she was pleased to see in the UWM proposed agreement that they are completely committed to prevailing wage standards, minority hiring and DBE participation.

Chancellor Santiago advised that public universities receive donated funds not directly into the public entity. They receive it into a 501C3 which is referred to as their foundation. The UWM Foundation is the donor philanthropic part of the institution whose purpose is to support and serve the University. The purchase of this parcel is not purchased with taxpayer dollars. It will be purchased with private philanthropic dollars which come from the Foundation and therefore, the Foundation is involved in this process. It is not unusual because every UW institution has a foundation.

Mr. Schapekahn advised that the purpose of negotiating the development agreement was to bind the UWM Foundation and LLC to the same objectives, hopes and desires that the Milwaukee County would have had dealing regularly with UWM. He advised that Milwaukee County is contracting with the LLC.

Discussion ensued at length, with questions and comments relative to public input on this matter.

SCHEDULED ITEMS (CONTINUED):

Supervisor Schmitt offered the following amendment:

- ***Total Price - The final price should be calculated as the mid-point between the UWM and County the appraised values of the main Parcel plus the \$3,300,000 for Parcel 2. This would increase the final price to \$13,550.00; In exchange, the additional purchase price paid after closing would be triggered by an increase in square footage over 853,271, not the 706,543 square feet stated in the proposed purchase agreement;***
- ***Payment Terms - Payments should be made in three installments: Year 1- \$5,000,000; Year 2 - \$5,000,000; Years 3-6 - \$887,500;***
- ***Default Provision – This provision is amended to define the timeframe for build out of Innovation Park to be a maximum of ten years after the construction of Phase I begins;***
- ***\$4.5 million of the initial payment shall be placed in the Land Sales Account and the \$500,000 shall be placed in the economic development reserve fund. Distribution of the remaining payments shall be determined at the time of receipt.***

Questions and comments ensued at length regarding the amendment.

MOTION BY: (SCHMITT) Layover for one month; Schedule a public meeting at the call of the Chair before March is over; Refer to Corporation Counsel for a report regarding open government requirements – delineation of UWM Foundation vs. the LLC vs. UWM; Refer back to County Board staff to clean up amendment language and include language regarding the Monarch Trail and clarification of the Monarch Trail issues. (Vote 5-2)

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

NOES: 0

EXCUSED: Thomas and West – 2

The Committee will hold a public hearing on this subject, Wednesday, March 25, 2009 from 6 to 8 pm at the Zoofari Conference Center located at 10001 W. Bluemound Road, Milwaukee, Wisconsin.

SCHEDULED ITEMS (CONTINUED):

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
John Schapekahn, Principal Assistant Corporation Counsel
Jim Hill, Administrator, Housing Division- DHHS
Craig Dillmann, Manager, Real Estate Services, (DTPW)
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: 9:05 a.m. to 1:10 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
(April 13, 2009) is March 30, 2009. All items for the agenda must be in
the Committee Clerk's possession by 12:00 noon
March 30, 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.*