

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

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, May 12, 2008 – 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

1. 08-191 From Director, Economic and Community Development, requesting approval of the Housing and Urban Development (HUD) Cooperation Agreement for all federally funded housing programs for fiscal years 2009, 2010 and 2011.

**APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject request.

Questions and comments ensued.

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

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

**NOES:** 0

2. 08-13 From Director, Economic and Community Development, proposed Timetable for the 2009 Milwaukee County Community Development Block Grant (CDBG) Program Year. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**APPEARANCE(S):**

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

**SCHEDULED ITEMS (CONTINUED):**

Supervisor West asked if CDBG applications could be forwarded to Committee members earlier. Mr. Jackson advised that he would get applications to Committee members in July.

***The Committee took no action on this informational item.***

**ECONOMIC DEVELOPMENT**

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

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational item.***

**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. He provided an overview relative to which parcels have closed thus far.

Discussion ensued, with questions and comments regarding the pace at which development is occurring.

Supervisor Rice encouraged the Department to do what it can to get the message to developers that the patience level that the County Board has displayed in the past will not be unlimited going forward.

**SCHEDULED ITEMS (CONTINUED):**

Supervisor West raised questions relative to how properties are listed under the "General Property Status" in the report submitted by Mr. Dillmann.

***The Committee took no action on this informational item.***

5. 08-14 From Director, Economic and Community Development, Offer to purchase on a  
(a)(e) County-owned residential condominium located at 4900 North Shoreland Avenue in the City of Whitefish Bay.

**APPEARANCE(S):**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report. He advised that the Economic and Community Department's recommendation is to reject the offer to purchase from Karen M. Smith in the amount of \$62,500. The property was appraised at \$112,000 in "as is" condition and marketed for sale at a price of \$117,900.

***MOTION BY: (WEST) Approve the Department's recommendation to reject the offer to purchase in the amount of \$62,500 from Karen M. Smith. (Vote 7-0)***

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

**NOES:** 0

6. 08-14 From Director, Economic and Community Development, Offer to purchase on a  
(a)(f) County-owned single-family house located at 1112 Park Avenue in the City of South Milwaukee.

**APPEARANCE(S):**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report.

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

**AYES:** Lipscomb, \*Schmitt, Johnson, Rice, West, Thomas and Clark (Chair) - 7

**NOES:** 0

\*Supervisor Schmitt was out of the room at the time of the roll call; however, upon his return, he requested unanimous consent to be recorded as voting "Aye". There being no objection, it was so ordered.

**SCHEDULED ITEMS (CONTINUED):**

7. 08-185 From Director, Parks, Recreation and Culture and Director, Economic and Community Development, requesting authorization to transfer several parcels of County-owned land currently under the jurisdiction of the Department of Administrative Services, Economic and Community Division to the Department of Parks, Recreation and Culture. **(Also to the Committee on Parks, Energy and Environment)**

**APPEARANCE(S):**

Craig Dillmann, Real Estate Services Manager

Kevin Haley, Landscape Architect, Planning & Development Division/DPRC

Mr. Haley provided comments relative to the subject request.

Questions and comments ensued.

***MOTION BY: (WEST) Approve.***

Questions and comments continued after the motion.

Supervisor Schmitt commended the good work by Mr. Haley and the Department of Parks, Recreation and Culture.

**Vote on the motion to approve: 7-0**

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

**NOES:** 0

8. 08-184 From the Director, Parks, Recreation and Culture, requesting authorization to approve and finalize a mutually beneficial agreement between Milwaukee County and the Metropolitan Sewerage District (MMSD), for the transfer of 16.39 acres of Milwaukee County owned Underwood Creek Parkway and granting Underwood Creek Parkway permanent easement interests totaling approximately 0.73 acres to MMSD required for MMSD to construct the Underwood Creek Restoration and Flood Management Watercourse Improvements Project and the Milwaukee County Grounds Floodwater Management Facility-Structures and Tunnel Project, and granting permanent and temporary easement interests totaling approximately 1.07 acres in Jackson Park to MMSD for MMSD to construct the South 41<sup>st</sup> Street Relief Sewer Project in exchange MMSD will transfer three separate parcels of land totaling 75.14 acres to the Milwaukee County Department of Parks Recreation and Culture for inclusion to the Oak Creek Parkway recreation corridor. **(Also to the Committee on Parks, Energy and Environment)**

**APPEARANCE(S):**

Kevin Haley, Landscape Architect, Planning & Development Division/DPRC

**SCHEDULED ITEMS (CONTINUED):**

David C. Fowler, Senior Project Director

Mr. Haley and Mr. Fowler provided comments relative to the subject request.

Questions and comments ensued.

***MOTION BY: (SCHMITT) 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.**

9. 08-30 From the Director, Economic and Community Development recommending a six (6)  
(a)(b) month extension to the option to purchase for Block 4W in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4<sup>th</sup> Street and West Juneau Avenue in the City of Milwaukee, west of the Milwaukee River.

***APPEARANCE(S):***

Bob Dennik, Director, Economic and Community Development

Craig Dillmann, Real Estate Services Manager

Rob Ruvin, Ruvin Development

Edward Koh, Project Manager, Gatehouse Capital (Part of Ruvin Development Team)

Mr. Koh provided a brief overview via power point presentation of the project. (A copy of which is contained in the subject file).

Questions and comments ensued.

Supervisor Thomas requested information relative to the percentage of DBE participation on the construction side of this project. Mr. Koh advised that he was not prepared to provide that information at this meeting; however, he would get the information back to Supervisor Thomas.

Madame Chair requested that the requested DBE information be provided before Board Day (May 22, 2008).

***MOTION BY: (JOHNSON) Approve.***

## SCHEDULED ITEMS (CONTINUED):

Supervisor Rice expressed concerns relative to the number of extensions given to developers for this project. He stated that he believes that the granting of an extension should serve to provide an incentive to the developers to move expeditiously. It should discourage delay. He further stated that he would not act favorably on an additional extension for this project.

Questions and comments continued after the motion.

***MOTION BY: (LIPSCOMB) Amend the department's recommendation to reflect an option fee of \$73,000 that would not be credited to sale, instead of a \$25,000 option fee that would be credited to sale.***

Discussion ensued with Committee members stating their reasons for not supporting the amendment offered by Supervisor Lipscomb.

Mr. Dillmann and Mr. Dennik provided comments supporting the requested extension.

Supervisor West expressed concerns relative to whether or not the Department is being realistic when sending out RFP's in regards to options and how long it would take for developers to put development packages together.

Madame Chair directed that County Board staff meet with Department staff to review the RFP (Request for Proposals) process for Park East developments and make recommendations for the sale terms and also any options that may be exercised and report back at the next cycle (June 16<sup>th</sup>). There being no objection, it was so ordered.

Supervisor Lipscomb clarified his motion. He stated that the motion is not against the developer. He does believe extensions are appropriate; however, the motion is designed to show that there is a cost to extensions.

### **Vote on the motion to amend the Department's recommendation: 2-5**

***AYES:*** Lipscomb and Clark (Chair) – 2

***NOES:*** Schmitt, Johnson, Rice, West and Thomas – 5

**Motion failed.**

Discussion ensued relative to a policy regarding extensions and increased dollar amounts for option fees for future projects.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the motion to approve: 7-0**

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

Mr. Ruvin provided brief comments.

10. 08-30 From the Director of Economic and Community Development recommending a six (6)  
(a)(c) 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.

**APPEARANCE(S):**

Craig Dillmann, Real Estate Services  
Bruce Wrestling, President, MLG Commercial Real Estate Services

***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. (Vote 7-0)***

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

The Committee adjourned into closed session at approximately 11:05 a.m. and convened back in open session at approximately 11:27 a.m. with the same members present as before.

***MOTION BY: (JOHNSON) Approve. (Vote 7-0)***

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

**SCHEDULED ITEMS (CONTINUED):**

**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Bob Dennik, Director Economic and Community Development  
Craig Dillmann, Manager, Real Estate Services  
Leonard Jackson, Community Development Program Coordinator

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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 11:30 a.m.

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Adjourned,

*Linda K. Durham*

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