

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

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, June 16, 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:

ECONOMIC DEVELOPMENT

1. 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
Bob Dennik, Director, Economic and Community Development

Mr. Jackson reviewed the subject report. He stated that there are no changes since the last report.

Questions and comments ensued.

Supervisor Schmidt requested a report detailing the last five-year spending pattern for both accounts by the September cycle. If the report could be completed sooner, he would appreciate having this information next cycle.

Madam Chair requested that Mr. Dennik advise her of the progress of this report.

The Committee took no action on this informational item.

2. 08ECD5 From Wisconsin Department of Transportation (WisDOT), Update on the Zoo Interchange project. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

This item was temporarily laid over until later in the meeting.

SCHEDULED ITEMS (CONTINUED):

APPEARANCE(S):

Tracy Gilliam, Project Supervisor for the Zoo Interchange Project
Tim Anheuser, Forward 45 Consulting Firm

Mr. Gilliam advised that the Department is doing a 24-month quarter study. An analysis will be engineered within that 24-month timeframe and an environmental document (environmental impact statement) will be completed. The contract was signed in December 2007. In January 2008 WisDot held two community workshops to gain early input from the public for the study.

Mr. Gilliam talked about alternatives of the project, which included replace-in-kind, spot improvement and modernization concepts. He advised that after input from the public is finalized, a series of alternatives would be developed which may be reduced down from the present alternatives. The plan is to move forward to final design by April, 2010. The basic timeline for this project is a list of initial alternatives by this past May, final alternatives in October 2008 and preferred alternatives in April 2009. The biggest time frame is anticipation of construction to start by 2012 on the mitigation routes of the interchange. The remaining parts of the interchange is anticipated to be completed by 2016.

Mr. Anheuser provided comments as to the entities that WisDot has met with.

Questions and comments ensued.

The Committee requested that WisDot keep them informed of what is going on with this project. They requested a report back in October and further future reports.

This item was taken out of order.

REAL ESTATE

3. 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
Bob Dennik, Director, Economic and Community Development
Cynthia Archer, Director, DAS

Mr. Dillmann reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

Discussion ensued, with questions and comments relative to the closing of properties not moving along at a satisfactory rate. Committee members would like to see a brief synopsis of each project included in future reports.

The Committee took no action on this informational item.

4. 08-14 From Director, Economic and Community Development, Offer to purchase on a
(a)(g) County-owned property located at 4916 West Beloit Road in the Village of West Milwaukee.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

MOTION BY: (SCHMITT) Accept the offer to purchase on the County-owned property located at 4916 West Beloit Road in the Village of West Milwaukee. (Vote 7-0)

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

NOES: 0

5. 08-14 From Director, Economic and Community Development, Offer to purchase on a
(a)(h) 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.

Questions and comments ensued.

MOTION BY (WEST) Accept the offer to purchase in the amount of \$112,000 on the county-owned residential condominium located at 4900 North Shoreland Avenue in Whitefish Bay. (Vote 7-0)

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

NOES: 0

SCHEDULED ITEMS (CONTINUED):

6. 07-71 From the Director of Economic and Community Development, the Director of Health
(a)(b) and Human Services and the Administrator of the Behavioral Health Division,
submitting a follow up report, requesting authorization to enter into final negotiations
with WEAS Development Company for the long-term lease of the St. Michael Hospital
facility for Behavioral Health Division Inpatient and Nursing Home Operations and
Nursing Home Operations. **(Also to the Committees on Health and Human Needs
and Finance and Audit)**

After a short break the Committee reconvened with the same members present as before.

APPEARANCE(S):

Dustin Melzark, WEAS Development

Scott Weas, Weas Development

Trevor Trimble, Willtrim Group

Jim Tietjen, Operations Manager

Greg High, Director, Architecture, Engineering and Environmental Services

John Shapekahn, Principal Assistant Corporation Counsel

Mr. Weas provided an overview of lease/purchase of the St. Michael's facility via power point presentation (a copy of which is contained in the subject file).

Questions and comments ensued.

Mr. Weas advised that the critical date for them is the July approval process.

Mr. Tietjen provided comments relative to parking. There are 600 proposed parking spaces.

Mr. High provided comments regarding costs and challenges associated with retrofitting the St. Michael's building.

MOTION BY: (JOHNSON) Approve the resolution authorizing and directing the Directors of DAS, DHHS and ECD to negotiate a final long-term lease for the St. Michael property with Weas Development and submit a proposed lease or purchase agreement to the County Board of Supervisors for its consideration over the summer of 2008.

Discussion ensued at length relative to the Committee not feeling comfortable about making a decision today regarding this item.

MOTION BY: (SCHMITT) Layover for one cycle for additional information from County Board staff.

SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued relative to the motion by Supervisor Johnson to approve the resolution.

Mr. Schapekahm answered questions raised by Committee members regarding Supervisor Johnson's motion.

Supervisor Johnson restated his motion and advised that the language is directly from the BE IT RESOLVED CLAUSE of the resolution submitted by department staff. He stated that enough time has passed and he would like to move forward with negotiations.

Supervisor Schmitt advised that he has no interest in delaying this project; however, he would like additional information from County Board staff regarding which option would be the best option for Milwaukee County before making a decision.

Vote on the layover: 4-3

AYES: Lipscomb, Schmitt, Thomas and Clark (Chair) – 4

NOES: Johnson, Rice and West – 3

7. 08ECD6 From New Vision Development, Update on the progress on the option granted on 6th & State. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Steven Stewart, New Vision Development

Mr. Stewart provided an update on the progress on the option granted on 6th & State. He advised that they are in the midst of trying to lower some of the cost. They are at a timetable that appears to be probably around August for them to acquire funds that are necessary without having to go through some State avenues. They have upcoming meetings. They usually meet every two weeks.

Mr. Stewart stated, in summary, there are 700-750 parking stalls upward. They haven't secured other tenants yet, but would like other smaller restaurants in the vicinity. He advised that they are also discussing a two-story affect with the parking structure. They are not as far along as they would like to be.

Supervisor Schmitt stated that he would like to have something written for the next report.

SCHEDULED ITEMS (CONTINUED):

Madam Chair requested that staff obtain the original proposal from Mr. Stewart and also reiterated that all future reports should be in writing.

This item was taken out of order.

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
John Shapekahn, Principal Assistant Corporation Counsel
Jim Tietjen, Operations Manager

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: 9:00 a.m. to 12:05 p.m.

Adjourned,

Linda K. Durham

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