

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

**SPECIAL MEETING OF THE
COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT**

Tuesday, December 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

*Supervisor Johnson was not present at the time of the roll call, but appeared shortly thereafter.

SCHEDULED ITEMS:

HOUSING AND COMMUNITY DEVELOPMENT

1. 08-456 From the Director, Department of Health and Human Services, requesting authorization to allocate \$500,000 of gap financing from the County Special Needs Housing Trust Fund to Cardinal Capital Management, Inc. for the supportive housing development known as "Autumn West." **(Also to the Committee on Health and Human Needs)**

Madam Chair advised that this item had been withdrawn.

2. 08-457 From the Director, Department of Health and Human Services, requesting authorization to allocate \$500,000 of gap financing from the County Special Needs Housing Trust Fund to Cardinal Capital Management, Inc. for the supportive housing development known as "Empowerment Village." **(Also to the Committee on Health and Human Needs)**

APPEARANCE(S):

Jim Hill, Administrator, Housing Division, DHHS
Pam Bryant, Manager, Capital Budget, DAS
Carol Keen, Cardinal Capital Management
Erich Schwenker, Cardinal Capital Management

Ms. Keen and Mr. Schwenker provided comments relative to the subject request.

MOTION BY: (WEST) Approve.

SCHEDULED ITEMS (CONTINUED):

Considerable discussion ensued with questions and comments relative to the \$500,000 gap financing. Committee members raised concerns about over-committing.

Mr. Hill provided comments. He explained that he erred in calling it gap financing.

Discussion continued, with questions and comments about a loan, as opposed to a grant, to fill the gap with.

Mr. Schwanker advised that a loan would throw off the tax credit application.

Supervisor Lipscomb in the Chair.

MOTION BY: (CLARK) Amend the resolution by inserting, "up to" on line 35; and insert, after the word "to" on line 36, "fill in financing gap to".

Questions and comments ensued.

Supervisor Clark modified her motion as follows:

MOTION BY: (CLARK) Amend the resolution by inserting, "\$325,000 up to" on line 35, before \$500,000; and insert, after the word "to" on line 36, "fill in financing gap to".

Mr. Schwanker advised that it would be better if they receive the exact concrete amount they requested. He commented that it is critical that they have some real solid dollars that can be put into the application.

Questions and comments ensued regarding the modified motion.

Supervisor Clark withdrew her amendment. She commented that everything is not in place for this project. She believes this is setting a bad precedence and therefore, will not be supporting this resolution. She further commented that all projects that come before the Economic and Community Development Committee should have all its financing in place.

Supervisor Schmitt in the Chair.

SCHEDULED ITEMS (CONTINUED):

MOTION BY (LIPSCOMB) Amend the resolution by inserting “\$325,000 up to \$790,000” on line 35. (Vote 2-5)

AYES: Clark and Lipscomb - 2

NOES: Johnson, Rice, West, Thomas and Schmitt (Chair) – 5

Motion failed.

Vote on the motion by Supervisor West to approve: 5-2

AYES: Johnson, Rice, West, Thomas and Schmitt (Chair) – 5

NOES: Clark and Lipscomb – 2

3. 08-458 From the Director, Department of Health and Human Services, requesting authorization to allocate \$750,000 of gap financing from the County Special Needs Housing Trust Fund to Mercy Housing Lakefront for the supportive housing development known as “Johnston Center Residences.” **(Also to the Committee on Health and Human Needs)**

APPEARANCE(S):

Jim Hill, Administrator, Housing Division, DHHS

Cindy Holler, Mercy Housing Lakefront

Lisa Kuklinski, Mercy Housing Lakefront

Mr. Hill provided a “REVISED” report and resolution.

Ms. Holler provided comments relative to the subject request.

Questions and comments ensued.

MOTION BY: (WEST) Moved concurrence with the Committee on Health and Human Needs.

The Committee took a break at approximately 10:50 a.m. and reconvened at approximately 11:00 a.m. with the same members present as before.

MOTION BY: (WEST) Amend the resolution by deleting the word “virtually” on line 19.

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

NOES: 0

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (WEST) Amend the resolution by inserting the following: “with \$500,000 allocated in 2009 and \$250,000 allocated in 2010 on line 36, after the word “Lakefront”. (Vote 7-0)

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

Questions and comments ensued.

MOTION BY: (WEST) Approve the resolution, as amended. (Vote 7-0)

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

4. 08-459 From the Director, Department of Health and Human Services, requesting authorization to allocate \$277,000 of gap financing from the County Special Needs Housing Trust Fund to the United Methodist Children’s Services for the supportive housing development known as “Washington Park Apartments.”
(Also to the Committee on Health and Human Needs)

APPEARANCE(S):

Jim Hill, Administrator, Housing Division, DHHS
Teig Whaley-Smith, Community Development Advocates
Perry Huyck, United Methodist Children’s Services of Wisconsin, Inc.

Mr. Whaley-Smith and Mr. Huyck provided comments relative to the subject request.

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

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

STAFF PRESENT:

Glenn Bultman, County Board Research Analyst
Jim Hill, Administrator, 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.

SCHEDULED ITEMS (CONTINUED):

Length of Meeting: 9:00 a.m. to 11:20 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
(January 26, 2009) is January 12, 2009. All items for the agenda must
be in the Committee Clerk's possession by 12:00 noon
January 12, 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.*