

Chairperson: Supervisor Michael Mayo, Sr.  
Committee Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## **ORGANIZATIONAL MEETING OF THE COMMITTEE TO REDEVELOP THE PARK EAST**

**Tuesday, August 17, 2004 -- 10:00 a.m.**  
**Milwaukee County Courthouse, Room 201-B**

### **M I N U T E S**

CASSETTE #1: Side A, #006-543

PRESENT: Supervisors Johnson, Broderick, Rice and Mayo (Chair)

EXCUSED: Supervisor Coggs-Jones

#### **Scheduled Items:**

1. Letter appointing Committee.

Chairman Mayo reviewed the subject letter, a copy of which is attached to the original of these minutes. (TAPE #1A-32)

Chairman Mayo advised of the importance of this committee and indicated that this committee will report to the Economic and Community Development Committee.

2. Distribution of City of Milwaukee's Park East Development Plan. (TAPE #1A-47)

#### **APPEARANCE:**

Glenn Bultman, Legislative Research Analyst, County Board

Mr. Bultman advised that copies of the Park East Development Plan was distributed to committee members and will be distributed to all 19 County Board Supervisors. He indicated that it is staff's intention to provide copies of everything that is given to this committee to all 19 Board members and the County Executive's office.

Mr. Bultman summarized the City of Milwaukee's Park East Development Plan. The redevelopment plan covers a total of 64 acres, however, the County-owned portion is 16 acres.

## Scheduled Items (Continued):

3. Informational (verbal) report from County Board staff and the Economic Development Division on the history and past County actions relating to the Park East Freeway. (TAPE #1A-129)

### **APPEARANCES:**

William Hatcher, Director, Economic and Community Development  
Craig Dillmann, Real Estate Services Manager  
Glenn Bultman, Legislative Research Analyst, County Board

Mr. Hatcher commented that in June of 1999, the County Board approved a resolution (File No. 99-350) authorizing the negotiation and execution of an interjurisdictional agreement with the City of Milwaukee, State of Wisconsin and Milwaukee County for the demolition of the Park East freeway at no cost to Milwaukee County. In July of 2001, County Board resolution (File No. 99-350(a)(a)) authorized Milwaukee County to enter into an Intergovernmental Cooperation Agreement with the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee (RACM) to develop 1) a land disposition plan, 2) a redevelopment plan and 3) a plan for the sale of properties. In November of 2001, the County Board authorized the execution of the Intergovernmental Cooperation Agreement. In December of 2001, the County Board approved the land disposition plan. The City of Milwaukee has completed its redevelopment plan, a copy of which was distributed and is attached to the original of these minutes.

Questions ensued.

Mr. Dillmann provided information as to what obligations Milwaukee County has with respect to sharing of proceeds from the sale of any of the lands that the County owns. He advised that the agreement between the State, County and the City in the land disposition plan called for the participating agencies in the acquisition of those lands, for freeway purposes, to share in the sale proceeds of the land based on the percentage in which they participated. Mr. Dillman advised that if any of the parcels are utilized for a public purpose (not generating any revenue), the Federal Highway Administration will waive the fee for that particular parcel.

Mr. Bultman pointed out that in the resolution adopted by the County Board dated July 19, 2001 (a copy of which is attached to the original of these minutes), the second resolved clause states "that the Land Disposition Plan, Redevelopment Plan and eventual sale of properties will

## Scheduled Items (Continued):

be subject to approval by the County Board of Supervisors". Mr. Bultman advised that the County Board has not acted on the Land Disposition Plan or the Redevelopment Plan, but pointed out that any land sales require County Board approval.

Mr. Dillman commented that within the partnership arrangement that Milwaukee County has with the State and Federal Highway Administration relative to the disposition of these lands, it is required in the Land Disposition Plan that all appraisals obtained by Milwaukee County, relative to the parcels, be reviewed and approved by the State and the Federal Highway Administration. Sale proposals should also be reviewed by the State and the Federal Highway Administration.

At the request of Chairman Mayo, Mr. Dillmann is to provide all committee members with information regarding Milwaukee County obtaining approval from the State and the Federal Highway Administration relative to sale proposals.

Mr. Hatcher indicated that staff could bring back to this committee a process in which to obtain the necessary approvals. Chairman Mayo suggested that Mr. Hatcher work with County Board staff and the Executive body to ensure that the process is a team effort.

Mr. Bultmann made comments relative to the tax incremental financing district.

Questions and comments ensued.

Mr. Bultman made reference to a map which showed green spaces and indicated that the green space areas, as well as an angle area owned by M & I Bank need to be addressed by this committee as it is not specified who will be responsible for these areas.

Discussion ensued regarding maximizing sale proceeds.

Questions and comments continued.

Supervisor Broderick requested that Mr. Dillmann provide to the committee a categorical listing of what are considered highway related projects.

Chairman Mayo requested that staff prepare a list of issues and concerns and provide some possible solutions so that the Committee has them in writing.

**Scheduled Items (Continued):**

4. Comments from Metropolitan Milwaukee Association of Commerce concerning the development of Park East land. (Tape 1A-503)

**APPEARANCE:**

Peter Beitzel, Metropolitan Milwaukee Association of Commerce

Mr. Beitzel expressed his appreciation for this committee. He indicated that diversity is a very important issue in this project. He advised that this project is an opportunity to develop land, put people to work and get this land on the tax rolls as soon as possible. He also advised that the Metropolitan Milwaukee Association of Commerce is willing to assist Milwaukee County if they can. He encouraged the Committee to deliberate with speed.

5. Next meeting – scheduled for **September 1, 2004 at 10:00 a.m. in Room 203-R of the Courthouse.** (Tape 1A-539)

Chairman Mayo advised of the next meeting.

***ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities 278-3932 (voice) or 278-3937 (TTD) upon receipt of this notice.***