COUNTY CLERK

Milwaukee County

MARK RYAN • County Clerk

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

I, Mark Ryan, County Clerk in and for the County of Milwaukee, State of Wisconsin, do hereby certify that the attached copy of File No. 04-492 is a true and correct copy of the original resolution duly adopted by the Milwaukee County Board of Supervisors at a meeting held on December 16, 2004.

Given under my hand and official seal, at the Milwaukee County Courthouse, in the City of Milwaukee, this 14th day of February, 2005.

Mark Ryan

MARK RYAN
County Clerk

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DEC 16 2004
Adopted
15-4

2-3-05
Vetoed by the Co. Exec.

Veto overridden
15-4

NOV 2004
Referred
County Board
Chairman

By Supervisors Johnson, Coggs-Jones, Broderick, Dimitrijevic, Clark, West, White, Holloway, Weishan, Quindel, DeBruin

DEC 16 2004

A RESOLUTION FILE NO. 04-492

To create the Community and Economic Development (CED) Fund and adopt the Park East Redevelopment Compact (PERC) in order to provide additional sustainable community benefits for the development of the County Park East land.

WHEREAS, Milwaukee County will seek the sale of significant real estate assets, including approximately 16 acres of land in the Park East freeway corridor and these lands represent tremendous assets held in trust by Milwaukee County for the benefit of the citizens of this County. This revenue has been used in various ways, but often it has been used to offset basic operating expense or tax levy; and

WHEREAS, while offsetting tax levy to fund operating expense is a tool that is sometimes necessary, such major sales should provide a longer-term and sustainable benefit to the community. True stewardship of these major public resources requires that their sale provide a benefit for the citizens; and

WHEREAS, the redevelopment of the Park East land, by itself, using private development, will not take advantage of unique opportunities to provide sustainable community benefits especially to those in most need of jobs; and

WHEREAS, adoption of the Park East Redevelopment Compact (PERC), as provided in this resolution, will provide the best opportunity to provide increased jobs and tax base not only on this land, but also for the entire community; and

WHEREAS, this resolution also provides for the creation of a Community and Economic Development (CED) Fund. The CED (pronounced 'seed') Fund would be comprised of a series of programs designed to address 'gap' needs in the marketplace and it is not intended to reproduce resources that are available either in the commercial marketplace or through other public resources; and

WHEREAS, the CED Fund recognizes that there are areas where the market does not make available the resources required for sustainable development and by providing those resources, the Fund seeks to be a catalyst that will enable businesses to develop and grow, communities to prosper, and the lives of all of our citizens to be enriched; and

WHEREAS, this Fund would be endowed with all net revenue generated by the sale of land in the Park East Corridor and be used to carry out this resolution for the Park East Redevelopment Compact (PERC); and

APPROVED AS TO FORM

CORPORATION COUNSEL

WHEREAS, in the future, with the exception of revenue allocated to other purposes by statute, ordinance, resolution, or budget action, revenue produced by the sale of real estate assets (except park land sales) may be allocated to the CED Fund by the County Board at the time of each sale; and

The following are some possible uses of the CED Fund:

- Minority Business Working Capital
- Small & Minority Business Contract Financing
- Housing Development
- Neighborhood Business Development
- Economic Development
- Environmental Mitigation/Brownfields
- Carry out Park East Redevelopment Compact (PERC); now therefore,

BE IT RESOLVED that this resolution adopts the principle and creation of the Community Economic Development (CED) Fund and adopts the Park East Redevelopment Compact (PERC) with the specifics of the policies and procedures to implement this resolution to be adopted separately by the County Board; and

BE IT FURTHER RESOLVED, that the following Park East Redevelopment Compact (PERC) establishes the policies for the sale of the County's Park East land to achieve the goal of providing additional sustainable community benefits for the development of this land:

1. Competitive Development Agreements
   Each parcel of Park East land will be sold through a competitive Request for Proposals (RFP) which shall be reviewed and approved by the County Board. Milwaukee County should not just sell the land for the highest price offered but rather should seek development proposals which will provide the greatest future benefit in jobs, tax base and image for the community, as well as, a fair price. The policies to carry out the PERC will be contained in the RFP and the final legal requirements will be included in each development contract. These contracts will be for 27 years or until the Tax Incremental District (TID) is terminated. (A parcel may be all or part of one or more blocks as contained in the each RFP.)

2. Cooperation with Existing Organizations
   Milwaukee County will cooperate with and use existing governmental and private organizations, programs and funding sources whenever possible to carry out these PERC policies.

3. Community and Economic Development Fund (CED)
   The County CED fund may be used to carry out these PERC policies whenever other funding is not available. The CED fund is described in other parts of this resolution.

4. Disadvantaged Business Enterprise (DBE)
Milwaukee County will include their current DBE policies, as they apply to county construction contracts, in all RFP's and development contracts. The Office of Community Business Development Partners shall assist in administering this provision.

5. Enhanced Apprenticeship and Training
All RFP's and development contracts shall contain additional apprenticeship and training requirements, using existing agencies whenever possible. Participation in County sponsored training shall meet county established income and residency requirements.

6. Local Employment and Coordination
Milwaukee County will hire one or more non-profit community economic development agencies to assist in coordinating the DBE, training and local employment requirements. All employment vacancies for developers, contractors, trainees, owners and tenants, who will work on the County Park East land, will be required to be provided to the County and the County's designated coordinating agencies, so that they may assist local applicants to apply for these vacancies. This requirement will end with the TID.

Milwaukee County and many in the community have as a goal that the workforce on the Park East property reflect the racial diversity of Milwaukee County. The Milwaukee County Board and the community asks and expects businesses and contractors to make a good faith effort to employ racial minorities consistent with their numbers in the County's workforce. (The 2000 county census population (over age 18) was 68.7% White, 20.4% Black, 7.2% Hispanic and 3.7% other). Reports will be required to determine whether this goal is being achieved.

7. Prevailing Wages and Employment Data
All RFP's and development agreements will require the payment of prevailing wages for construction employees as is now required for most public works projects. Developers, owners and tenants will be required to provide an annual report to Milwaukee County with the number of non-construction full and part time employees working on the Park East project. Milwaukee County will develop the required report which will include the wage ranges and whether employees have health or retirement benefits. This report will be designed to help measure the job impact of the PERC. This requirement will end with the TID.

8. Affordable Housing
Milwaukee County will sponsor the construction of new affordable housing of not less than 20% of the total housing units built on the County's Park East lands but they may be built on other infill sites in the city of Milwaukee. The County, in each RFP for any

given parcel, may require a different percentage of affordable housing or have no requirement at all. The County may use funds from existing housing programs along with County funds to meet this requirement.

9. Green Space and Green Design
Milwaukee County will require that green space and green design be specifically included in all proposals submitted in response to an RFP. The County will consider this information when evaluating and selecting a final developer for each parcel.

10. Community Advisory Committee and Administration
A Community Advisory Committee will be appointed by the Chairman of the County Board, after the adoption of the PERC, which shall advise the County Board on implementing the PERC policies. This committee shall continue until the Tax Incremental District is completed for the PERC area. The Director of Economic and Community Development shall assist this committee in preparing an annual report to the County Board on the effects of the PERC policies. The Director of Economic and Community Development shall administer the PERC agreements with the primary goal to achieve the desired community benefits.

BE IT FURTHER RESOLVED, that Milwaukee County should seek the input of business and community leaders to assist in carrying out the PERC and CED Fund policies.

10/28/04
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