

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

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, May 11, 2009 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

PRESENT: Supervisors Lipscomb, Schmitt, Johnson, Rice, West, and Clark (Chair) – 6

EXCUSED: Supervisor Thomas - 1

SCHEDULED ITEMS:

HOUSING AND COMMUNITY DEVELOPMENT

1. 09-181 From the Housing Director, requesting authorization to proceed with an application for Homelessness Prevention and Rapid Re-Housing (HPRP) funds from the U.S. Department of Housing and Urban Development.
(a)

APPEARANCE(S):

Jim Hill, Director, Housing Division, Department of Health & Human Services

Mr. Hill reviewed the subject report.

MOTION BY: (JOHNSON) Approve. (Vote 6-0)

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) - 6

NOES: 0

EXCUSED: Thomas –1

2. 09-40 From the Housing Division, Department of Health and Human Needs (DHHS), proposed Timetable for the 2010 Milwaukee County Community Development Block Grant (CDBG) Program Year. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
(a)(b)

APPEARANCE(S):

Jim Hill, Director, Housing Division, Department of Health & Human Services
Leonard Jackson, Housing Division

Mr. Hill reviewed the subject report.

Questions and comments ensued.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (LIPSCOMB) Receive and place on file.

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) – 6

NOES: 0

EXCUSED: Thomas - 1

REAL ESTATE

3. 09-13 From the Manager of Real Estate Services, Department of Transit and Public Works (DTPW), reporting on the status of 2009 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

The Committee took no action on this informational report.

- 4 09-14 From the Manager of Real Estate Services, DTPW, Offer to purchase on a County-owned residential condominium located at 4900 North Shoreland Avenue in the Village of Whitefish Bay, Wisconsin.
(a)(i)

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (SCHMITT) Accept the offer to purchase on the County-owned residential condominium located at 4900 North Shoreland Avenue in the Village of Whitefish Bay from Larry F. Buzzell for the consideration of \$90,000, as recommended by Real Estate Services, DTPW. (Vote 6-0)

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) – 6

NOES: 0

EXCUSED: Thomas - 1

SCHEDULED ITEMS (CONTINUED):

5. 09-14 From the Manager of Real Estate Services, DTPW, Offer (counter-offer) to purchase
(a)(k) on a County-owned single-family house located at 3010 East Armour Avenue in the
City of St. Francis, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

MOTION BY: (LIPSCOMB) Accept the offer to purchase on the County-owned single-family house located at 3010 East Armour Avenue in the City of St. Francis, Wisconsin from Debbie Montalbano in accordance to the terms and conditions of her offer to purchase outlined in the resolution, as recommended by Real Estate Services, DTPW. (Vote 6-0)

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) – 6

NOES: 0

EXCUSED: Thomas - 1

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.

6. 09-14 A. From the Manager of Real Estate Services, DTPW, Offer to purchase from UWM
(a)(g) Innovation Park, LLC for a portion of the northeast quadrant of the County
Grounds for the development of the University of Wisconsin-Milwaukee College
of Engineering and Applied Science (CEAS) campus, to be known as the Michael
J. Cudahy Innovation Park. (3/9/09: Laid over)

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

APPEARANCE(S):

Supervisor Lynne De Bruin

Supervisor De Bruin provided comments and offered the following amendment:

OFFERED BY SUPERVISOR(S): De Bruin, Schmitt, Clark, Broderick and
Dimitrijevic:

SCHEDULED ITEMS (CONTINUED):

ADD the following **BE IT FURTHER RESOLVED** clauses as follows:

BE IT FURTHER RESOLVED, that the Development Agreement shall be amended to require that a portion of the Main Parcel, not less than 200' south of Swan Boulevard and north of the Eschweiler Buildings ("Land Area"), shall not be materially or adversely disturbed unless and until the development plan for this Land Area has been approved by the City of Wauwatosa that permits this and unless and until a restoration landscaping plan for the replacement habitat is approved by the County Board that permits this, with consideration given to the following:

1. UWM or its designee, Milwaukee County Parks staff, a representative of the Milwaukee Public Museum's (MPM) curatorial staff and a representative of the Friends of the Monarch Trail shall participate in the preparation of the restoration plan that protects, creates, enhances and increases meaningful wildlife and butterfly habitat and resources on the Land Area, as well as the County Land abutting and to the east of the Main Parcel ("Open Space").
2. Critical component such as the Oak Grove, within the Land Area, and the Sycamore tree located to the southeast of the Eschweiler Buildings shall be considered within the development plan and protected during future construction activities.
3. The restoration plan shall incorporate improved and enhanced habitat by replacing and increasing native and butterfly-specific plantings; and

BE IT FURTHER RESOLVED that the adoption of a restoration landscaping plan shall be included as a contingency of closing as defined in Section 3 (b) of the purchase agreement and therefore completed before the closing.

BE IT FURTHER RESOLVED, the Director of the Department of Parks, Recreation and Culture is authorized and directed, in conjunction with UWM, MPM and Friends of the Monarch Trail, to develop and implement a restoration landscaping plan for the Open Space land (which the County will retain) using the funding that was set aside as part of the Milwaukee Metropolitan Sewerage District Floodwater Management Facility Project (File No. 03-323(a)(f) and 05-109) to plan, implement and maintain the natural and butterfly habitats, thus supplementing UWM's and WisDot's habitat restoration efforts on the Main parcel; and

BE IT FURTHER RESOLVED, that the Parks Director shall present the restoration landscaping plan to the Parks Committee prior to implementation.

MOTION BY: (SCHMITT) Approve the amendment.

Madam Chair requested a corrected copy of this amendment before Board day (May 21, 2009).

SCHEDULED ITEMS (CONTINUED):

The following individuals appeared and/or provided comments relative to the above amendment:

Susan Borkin, Milwaukee Public Museum (Curator of butterfly exhibits)
Barb Agnew, Friends of the Monarch Trail
Cheryl Nenn
Dianne Dagelen
Pam Mylotta

Vote on the amendment offered by Supervisors De Bruin, Schmitt, Clark, Broderick and Dimitrijevic: 6-0

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) – 6
NOES: 0
EXCUSED: Thomas - 1

Supervisor Rice offered the following amendment:

ADD the following **WHEREAS** and **BE IT RESOLVED** clauses beginning on line 611 as follows:

“WHEREAS, the County Board’s adopted a resolution (File No. 08-873) that required the relationship of UWM’s proposed Innovation Park and the Milwaukee County Research Park Corporation be part of the proposed sale agreement; and

BE IT RESOLVED, that the Purchase and Development Agreements be amended to require that UWM and the Milwaukee County Research Park Corporation enter into a memorandum of understanding to identify their respective roles regarding future development; and”

AMEND the following **BE IT RESOLVED** clause on beginning on line 617, as follows:

“BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors hereby accepts the above described Purchase Agreement from UWM Innovation Park, LLC, in the amount of \$13.55 million, subject to the terms and conditions of the Purchase Agreement and hereby approves the above described Development Agreement; and”

MOTION BY: (RICE) Approve the above amendment.

The following individuals expressed their concerns relative to Supervisor Rice’s amendment:

Bill Domina Corporation Counsel
Glenn Bultman, County Board Research Analyst

SCHEDULED ITEMS (CONTINUED):

Bruce Block, UWM Real Estate Foundation Innovation Park LLC

Supervisor Schmitt asked if Supervisor Rice would accept a friendly amendment to change the words "require" in the amendment to "recommend".

Supervisor Rice accepted the friendly amendment.

Vote on the amendment offered by Supervisor Rice, including friendly amendment: 6-0

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) - 6

NOES: 0

EXCUSED: Thomas – 1

The Committee took a five-minute break. The Committee reconvened with the same members present as before. Supervisor Thomas was excused.

Supervisor Weishan offered the following amendment:

OFFERED BY SUPERVISOR(S): Weishan and Clark

ADD a BE IT FURTHER RESOLVED clause beginning on line 616, as follows:

"BE IT FURTHER RESOLVED, that the Purchase and Development Agreement require that UWM establish a scholarship fund for the purposes of increasing the number of women and minority students at the engineering school, which shall be funded by \$2 million from the County's sale proceeds and be matched with \$2 million from UWM. UWM shall secure the needed matching funds no later than the due date for the final installment and UWM shall administer this fund, which shall only be granted to Milwaukee County residents."

Questions and comments ensued relative to the above amendment, specifically the \$2 million match from UWM.

Vote on the amendment offered by Supervisors Weishan and Clark: 3-3

AYES: Lipscomb, Johnson and Clark (Chair) - 3

NOES: Schmitt, Rice and West - 3

EXCUSED: Thomas - 1

Amendment failed.

SCHEDULED ITEMS (CONTINUED):

The following individuals appeared and/or provided comments in opposition of the offer to purchase from UWM for a portion of the northeast quadrant of the County Grounds:

Izzy Boudnik and her mom, Lisa
Gregory Frances-Bird
Janet Lucas, resident of Wauwatosa
Debra Strzelecki
Erika Voss
Christina Paris
Monika Bachhuber
Dain Maddox
Mary Thorne
John Kasil
Cathy Olive
Eric Gunderson
Kathy Jo Jans

The following individuals appeared and/or provided comments on behalf of UWM:

Tom Luljak, UWM
James Reinartz, Plant Director-UWM Field Station, Plant Ecologist
David Gilbert, UWM Foundation
Michael Lovell, UWM College of Engineering

Supervisor Rice offered compliments to all involved in this project, the input received and the good faith efforts.

Supervisor West stated that she is not opposed to the development, however, she has questions and concerns relative to the impact the development will have on the area.

MOTION BY: (SCHMITT) Approve, as amended. (Vote 4-2)

Comments continued.

AYES: Schmitt, Johnson, Rice and Clark (Chair) – 4

NOES: Lipscomb and West – 2

EXCUSED: Thomas – 1

- B. From Corporation Counsel, submitting a legal opinion regarding the obligations of UWM under the Development Agreement and the identities of and interrelationships between the various entities. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

SCHEDULED ITEMS (CONTINUED):

APPEARANCE(S):

John Schapekahm, Principal Corporation Counsel
Craig Dillman, Manager, Real Estate Services, DTPW
Mike Orgeman, Outside Legal Council for Milwaukee County

Mr. Schapekahm provided comments.

Questions and comments ensued.

The Committee took no action on this informational report.

COMMUNITY BUSINESS DEVELOPMENT PARTNERS

7. 09-206 A resolution/ordinance amending Chapter 42 and Section 56.30 of the Milwaukee County General Ordinances, to amend Disadvantaged Business Enterprise and Airport Disadvantaged Business Enterprise definitions and to include a definition and contracting requirements for support services. **(Also to the Committee on Transportation, Public Works and Transit)**

APPEARANCE(S):

Freida Webb, Director, Community Business Development Partners
Mildred Hyde-Demoze, Community Business Development Partners
Amos Owens, Procurement Division
Cynthia Archer, Department of Administrative Services (DAS)

Ms. Webb provided comments. She stated that issues/concerns raised by the Committee on Transportation and Public Works have been addressed.

Mr. Owens concurred with Ms. Webb's comments.

Supervisor Johnson provided comments.

MOTION BY: (JOHNSON) Layover to the call of the Chair so that the proposed changes could be dealt with before Board Day (May 21, 2009).

Supervisor Rice requested that the Committee be provided with a short description of the changes in terms of how it changes the way in which we currently do business.

Ms. Hyde-Demoze provided comments.

Vote on the layover motion: 6-0

SCHEDULED ITEMS (CONTINUED):

AYES: Lipscomb, Schmitt, Johnson, Rice, West and Clark (Chair) – 6
NOES: 0
EXCUSED: Thomas

This item was taken out of order.

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Jim Hill, Administrator, Housing Division- DHHS
Leonard Jackson, Housing Division
Craig Dillmann, Manager, Real Estate Services, (DTPW)
John Schapekahn, Pricipal Corporation Counsel
Freida Webb, Director, Community Business Development Partners
Mildred Hyde-Demoze, Community Business Development Partners

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 1:25 p.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
(June 15, 2009) is June 1, 2009. All items for the agenda must be in the
Committee Clerk's possession by 12:00 noon
June 1, 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.