

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

1

DATE: April 27, 2010

TO: Supervisor Theodore Lipscomb, Vice Chairman, Committee on Economic and Community Development

FROM: Lisa Marks, Interim Director, Department of Health and Human Services
Prepared by: Tim Russell, Administrator, Housing Division

SUBJECT: INFORMATIONAL REPORT FROM THE INTERIM DIRECTOR OF HEALTH AND HUMAN SERVICES REGARDING THE STATUS OF THE VARIOUS HOUSING DIVISION FUNDS

Issue

An informational report was requested providing detail relative to funds provided through various Divisional programs, including Homebuyer Assistance Program, Home Repair Programs, etc.

The attached pages contain information broken out by program and, where necessary, funding source. The detail in the report is through April 26, 2010.

Recommendation

This is an informational report. No action is necessary.

Respectfully Submitted:



Lisa Marks, Interim Director
Department of Health and Human Services

cc: County Executive Scott Walker
Cynthia Archer, Director, DAS
Antionette Bailey-Thomas, Analyst - DAS
Glenn Bultman, Analyst - County Board
Linda Durham, Committee Clerk - County Board

HOME/Home Repair Funds
April 1, 2010

	Allocated/ Carryover	Program Income 4/1/2010	Committed	In Process	Program Delivery	Available	Anticipated 2010 Funds

Source: CDBG							
Emergency	110,989	12,940	31,865	3,500	50,000	38,564	0
Suburban	202,140	11,935	43,680	0	30,000	140,395	0
Architectural Barrier Removal Grants	16,418	0	5,806	0	8,000	2,612	40,000
Child Day Care Capital Loan Fund	100,953	0	0	0	0	100,953	0
Community Programs							
Cudahy	26,731	880	25,611	0	2,000	0	0
Glendale	66,585	300	66,585	0	unknown	0	0
Greenfield	5,625	3,065	5,625	0	unknown	0	0
Oak Creek	158,678	250	158,678	0	unknown	0	0
South Milwaukee	11,872	900	11,872	0	unknown	0	0
West Milwaukee	14,046	0	14,046	0	unknown	0	0

Source: Levy							
County-wide	164,871	26,501	52,510	59,000	50,000	29,862	0
HOLF	100,000	0	0	0	0	100,000	0

Source: HOME							
Home Repair	663,202		434,568	72,000	145,000	11,634	443,680
Deferred Home Repair	247,000		45,000	0	60,000	142,000	150,000
First Time Homebuyer	43,302		43,302	0	0	0	50,000
Wauwatosa HOME	98,310		71,541	48,000		-21,231	72,900
West Allis HOME	720,105		720,105			0	296,900
CHDO Set Aside	44,232		0	0	0	44,232	195,300
Administration (Combined)	246,875		163,368	83,507	0	0	93,220

							1,302,000
HOME Program Income							
Cedar Glen		550,000	550,000	0	0	0	0
Home Repair		193,254	173,254	0	20,000	0	0
First Time Homebuyer		135,620	84,570	0	2,000	49,050	0

Notes: There is an appropriation of \$100,000 that was passed by the County Board 4/22/10 that has not yet been acted on by County Executive that is not reflected above.
The above numbers assume that carry-over requests are approved as submitted by the Department.
The Child Day Care Capital Loan Fund may include an unprocessed fund transfers of \$65,000.

	Allocated/ Carryover	Spent YTD	Committed	Encumbered	Available

Source: CDBG Allocation					
2010 Allocation	1,868,525				124,000
Prior Years Reserve	105,391				
2010 Admin, Planning & Fair Housing			351,783		
2010 Countywide Projects			720,000		
2010 Municipal Projects			700,100		
Prior Years Municipal Projects			73,033		
Reserve for Unexpected Needs			5,000		

Note: The available balance is split between Countywide projects and municipal projects, thus \$62,000 would be available for allocation to Countywide projects

	Allocated/ Carryover	Spent YTD	Committed	Encumbered	Available

Source: HUD Allocation					
Housing Choice Voucher Program	11,896,701	4,166,488	7,730,213		0

Source: Grants					
Safe Haven Program	644,472	63,927		346,413	234,132
Shelter Plus Care	2,959,956	830,294	2,129,662		0

Source: Tax Levy					
Special Needs Service Contracts	816,670				51,549
Community Advocates		\$49,167		\$98,333	
Guest House of Milwaukee, Inc.		\$13,855		\$35,145	
Mercy House Lakefront		\$0		\$97,142	
Our Space, Inc.		\$64,037		\$143,097	
Social Rehabilitation		\$29,024		\$58,048	
Transitional Living Services		\$59,091		\$118,182	

Source: Levy					
Economic Development Fund	95,525	0	85,000	0	10,525
Brownfield Grant Fund	18,610	0	0	0	18,610

**COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION**

2

DATE: May 13, 2010

TO: Lee Holloway, County Board Chairman

FROM: Craig C. Dillmann, Manager, Real Estate Services

SUBJECT: From the Manager of Real Estate Services recommending a disposition plan for County-owned properties obtained through foreclosure action by the County Treasurer.

POLICY ISSUE:

Chapter 6.03 of the Milwaukee County Ordinances authorizes the Real Estate Section of the Department of Transportation and Public Works, to recommend a disposition plan for County-owned property obtained through foreclosure action by the County Treasurer.

BACKGROUND:

The Real Estate Division of the Department of Transportation and Public Works has received property from the County Treasurer that was obtained through foreclosure action. In accordance with Chapter 6 of the County Ordinances staff has notified the appropriate County departments of the availability of the listed properties prior to recommending a disposition plan. No County departments expressed an interest in the listed properties.

The attached disposition plan recommends disposition in accordance to Chapter 6 of the County ordinances.

RECOMMENDATION:

Staff respectfully requests that the Committee on Economic and Community Development recommend to the County Board of Supervisors that the attached list of foreclosed properties be declared excess to County needs and offered at fair market value to the general public.

FISCAL NOTE:

The net proceeds from the sale of excess properties will be deposited in the Sale of Capital Assets Account 5804-4905.

Craig C. Dillmann, Manager
Real Estate Services

Meeting Date: May 17, 2010
Attachment

cc: Scott Walker, County Executive
Jim Schmitt, Supervisor, District 19
Gerry Broderick, District 3
Jack Takerian, Interim Director of Transportation and Public Works
Josh Fudge, Fiscal Mgmt. Analyst - DAS

LANDS UNDER COUNTY CONTROL WITH AN UNDESIGNATED USE

ADDRESS	CITY	TAX KEY	SUPRV. DISTRICT	LAND AREA SQ.FT.	ASSESSED VALUE *	DESCRIPTION	RECOMENDED DISPOSITION
6614 West Vista Dr.	WAU	369-0251-00	19 th	6,390	169,400	Single-family house	Offer for Sale
4500 North Lake Dr.	SHR	237-0250	3 rd	72,500	1,425,300**	Single-family house	Offer for Sale

* **Assessed value does not reflect market value. The condition of the property improvements must be considered as part of a fair market value appraisal.**

** **For this property, a fair market appraisal will likely reflect a severe reduction of the assessed value due to significant deferred maintenance of the interior and exterior of the house and grounds, widespread roof leaks, and unknown condition of electric, plumbing, and mechanical systems.**

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(ITEM) From the Manager of Real Estate Services recommending a disposition plan for County-owned properties obtained through foreclosure action by the County Treasurer, by adoption of the following:

RESOLUTION

WHEREAS, Chapter 6.03 of the Milwaukee County Ordinances authorizes the Real Estate Section of the Department of Transportation and Public Works, to recommend a disposition plan for County-owned property obtained through foreclosure action by the County Treasurer; and

WHEREAS, the Real Estate Division of the Department of Transportation and Public Works has received property from the County Treasurer that was obtained through foreclosure action; and

WHEREAS, the properties are located at:

6614 West Vista Drive, Wauwatosa
4500 North Lake Drive, Shorewood

; and

WHEREAS, in accordance with Chapter 6 of the County Ordinances staff has notified the appropriate County departments of the availability of the listed properties prior to recommending a disposition plan. No County departments expressed an interest in the listed properties; and

WHEREAS, the disposition plan recommends disposition in accordance to Chapter 6 of the County ordinances; and.

WHEREAS, the Committee on Economic and Community Development at their meeting on May 17, 2010 recommended to the County Board of Supervisors, in a disposition plan, that the above described properties be declared excess to County needs and offered at fair market value to the general public; now, therefore,

BE IT RESOLVED, that the aforementioned properties acquired by tax foreclosure proceedings by the County Treasurer and made a part of this file are declared excess and are to be offered for sale in accordance to the disposition plan.

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: April 29, 2010

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: From the Manager of Real Estate Services recommending a disposition plan for County-owned properties obtained through foreclosure action by the County Treasurer.

FISCAL EFFECT:

- | | |
|--|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input checked="" type="checkbox"/> Existing Staff Time Required
<input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below)
<input checked="" type="checkbox"/> Absorbed Within Agency's Budget
<input type="checkbox"/> Not Absorbed Within Agency's Budget

<input type="checkbox"/> Decrease Operating Expenditures

<input type="checkbox"/> Increase Operating Revenues

<input type="checkbox"/> Decrease Operating Revenues | <input type="checkbox"/> Increase Capital Expenditures

<input type="checkbox"/> Decrease Capital Expenditures

<input type="checkbox"/> Increase Capital Revenues

<input type="checkbox"/> Decrease Capital Revenues

<input type="checkbox"/> Use of contingent funds |
|--|--|

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	
	Revenue	0	
	Net Cost	0	
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated. ¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.

The net proceeds from the sale of excess properties will be deposited in the Sale of Capital Assets Account 5804-4905.

Department/Prepared By Craig C. Dillmann

Authorized Signature _____

Did DAS-Fiscal Staff Review? Yes No

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

COUNTY OF MILWAUKEE

INTER-OFFICE COMMUNICATION

3

DATE: May 13, 2010
TO: Committee on Economic and Community Development
FROM: Craig C. Dillmann, Manager, Real Estate Services
SUBJECT: Status of 2010 excess property sales (**INFORMATION ONLY**)

The Real Estate Services Division of the Department of Transportation and Public Works reports to the Committee, on a monthly basis, the status of excess property sales. Attached is the monthly report for period ending April 30, 2010.

Craig C. Dillmann, Manager
Real Estate Services

Meeting Date: May 17, 2010

cc. Scott Walker, County Executive
Lee Holloway, County Board Chairman
Jack Takerian, Interim Director of Transportation and Public Works
Josh Fudge, Fiscal Mgmt. Analyst - DAS

REAL ESTATE SERVICES DIVISION
EXCESS LAND SALES STATUS REPORT
 Period ending April 30, 2010

CLOSED PROPERTIES – REAL ESTATE SALES REVENUE

Property	Committee Date	Closed	Sale Proceeds
Block 1E – Park East Development	March 9, 2009 December 7, 2009	RSC forfeiture	\$ 25,000.00 ¹
4900 North Shoreland Avenue, Whitefish Bay	March 8, 2010	April 23, 2010	\$ 89,000.00
2113 South 84 th Street, West Allis	March 8, 2010	April 30, 2010	\$ 20,000.00
		Total	\$ 134,000.00
		2010 Budget	\$
400,000.00			

CLOSED PROPERTIES – MILWAUKEE COUNTY RESEARCH PARK REVENUE

Lot	Buyer	Date	Sale Price	Amt. To Econ. Dev. Div.
	TOTAL			\$

PENDING PROPERTY CLOSINGS

Property	Committee Date	Pending Closing	Sale Proceeds
Block 6E, Park East Development	April 3, 2006	3 rd quarter 2010	\$ 406,000.00 ²
Land west of the Southwest corner of E. Layton & S. Pennsylvania Avenues	June 12, 2006	2 nd quarter 2010	\$ 183,000.00
6375 North 76 th St., Milwaukee	October 27, 2008 March 8, 2010	3 rd quarter 2010	\$ 475,000.00 ³
NE Quadrant County Grounds	May 11, 2009 December 15, 2009	3 rd quarter 2010	\$ 5,000,000.00 ⁴
TOTAL			\$ 6,064,000.00

GENERAL PROPERTY STATUS

Property	Committee Date	Status	Asking Price
3231 South 122 nd Street, West Allis		Available for sale	\$ 224,900.00
4812 South 39 th Street, Greenfield		Available for Sale	\$ 84,900.00
5478 South Packard, Cudahy		Available for sale	\$ 19,900.00
3618 East Grange, Cudahy		Available for sale	\$ 4,900.00
5414-22 South Packard Avenue, Cudahy		Available for sale	\$ 67,900.00
3749 East Squire, Cudahy		Available for sale	\$ 25,000.00
8450 West Beatrice Ct., Milwaukee		Available for sale	\$ 375,000.00 ²
3672 East Lunham Avenue, St. Francis		Available for sale	\$ 85,000.00

- RSC closed the sale of Block 1E for \$2,725,000 in December 2007 and entered into a Development Agreement to construct the proposed development. The Committee dates refer to extensions of the excavation commencement date granted to RSC.
 The March 9, 2009 meeting granted an extension until November 30, 2009.
 The December 7, 2009 meeting granted an extension until May 31, 2010.
 The \$25,000 was received from RSC for not meeting the November 30, 2009 excavation date.
- County's share of \$ 700,000 sales price.
- Net proceeds to Federal Transportation Administration.**
- First installment payment of the \$13,550,000 sales price. See attached comments for full payment schedule.

REAL ESTATE SERVICES DIVISION

SUMMARY DETAIL OF PENDING PROPERTY CLOSINGS

PROPERTY	PURCHASER	CLOSING	COMMENTS
Block 6E, Park East	MLG Development	3 rd quarter 2010	Option extended until June 30, 2010. If option is exercised closing to be within 30 days.
Land west of the SW corner of E. Layton & S. Pennsylvania Avenues	Cobalt Partners	2 nd quarter 2010	Landlocked County-owned 4-acre strip. Sale dependent upon purchase of adjacent 20 acre parcel. Purchaser anticipating closing by end of May 2010.
6375 North 76 th St., Milwaukee	O'Reilly Auto Parts	3 rd quarter 2010	120 day extension to contingency period granted (July 31, 2010) and offer assigned to major tenant of the development. Closing to occur if contingencies are satisfied or waived. Former transit site so net proceeds go to Federal Transit Administration.
NE Quadrant County Grounds	UWM	3rd quarter 2010	Buyer under a 9 month option to complete due diligence and 30 days to close. Buyer granted extension to contingency period until July 31, 2010, with closing in August 2010. Purchase price to be paid by following installments: 2010 \$5,000,000 2011 \$5,000,000 2012 \$ 887,500 2013 \$ 887,500 2014 \$ 887,500 2015 \$ 887,500

COUNTY OF MILWAUKEE

4

INTER-OFFICE COMMUNICATION

DATE: April 29, 2010

TO: Supervisor Theodore Lipscomb, Vice Chair
Committee on Economic & Community Development

Supervisor Elizabeth Coggs, Chairperson
Committee on Finance and Audit

FROM: Craig C. Dillmann, Manager of Real Estate Services
Department of Transportation and Public Works

SUBJECT: From the Manager, Real Estate Services, DTPW, monthly informational report for the land sale closing on UWM/Innovation Park.

This update highlights activities taken place since the last report to the Economic and Community Development Committee on April 12, 2010 and the Finance & Audit Committee on April 15, 2010.

The Purchase Agreement contractual time frames are currently as follows:

- Due diligence commencement date –July 1, 2009 (Purchase Agreement executed)
- Escrow Deposit of \$25,000 paid- July 6, 2009
- Contingency Waiver (“CW”) Date Expiration-December 31, 2009
- CW Date Extension w/in Purchase Agreement- March 31, 2010
- CW Date Extension-July 31, 2010 (3/18/10 County Board approval)
- Closing Date- on or before August 31, 2010

The City of Wauwatosa (“City”) Common Council conducted a public hearing on Tuesday, April 20, 2010 after UWM submitted a Preliminary Business Planned Development (“Preliminary Plan”), a request for a change of zoning and a proposed land division by Certified Survey Map (CSM) for the proposed Innovation Park. The public comments expressed at the public hearing were addressed by the City Community Development Committee (“Committee”) on April 27, 2010. In response to and the commitments made by UWM to satisfy those public comments, the Committee recommended approval of the change of zoning, the CSM and the Preliminary Plan, with the Committee recommendation going to the Common Council on May 4, 2010.

Should the Common Council adopt the recommendation of the Committee on May 4th, the approval of the rezoning and the land division by CSM will be final, however, the Preliminary Plan must return to the Common Council for final approval. UWM will work toward submitting the Preliminary Plan for final approval by the Common Council in June. However, if the Preliminary Plan must go to the later Committee date in June then final approval will be considered at the July 6th Common Council meeting.

Staff continues to meet with UWM on a monthly basis to monitor progress and furnish information and assistance needed for UWM to satisfy the conditions of sale and secure the City approvals necessary to close the sale.

Craig C. Dillmann, Manager
Real Estate Services

Meeting Dates: May 17, 2010 (ECD)
May 20, 2010 (F&A)

Attachment

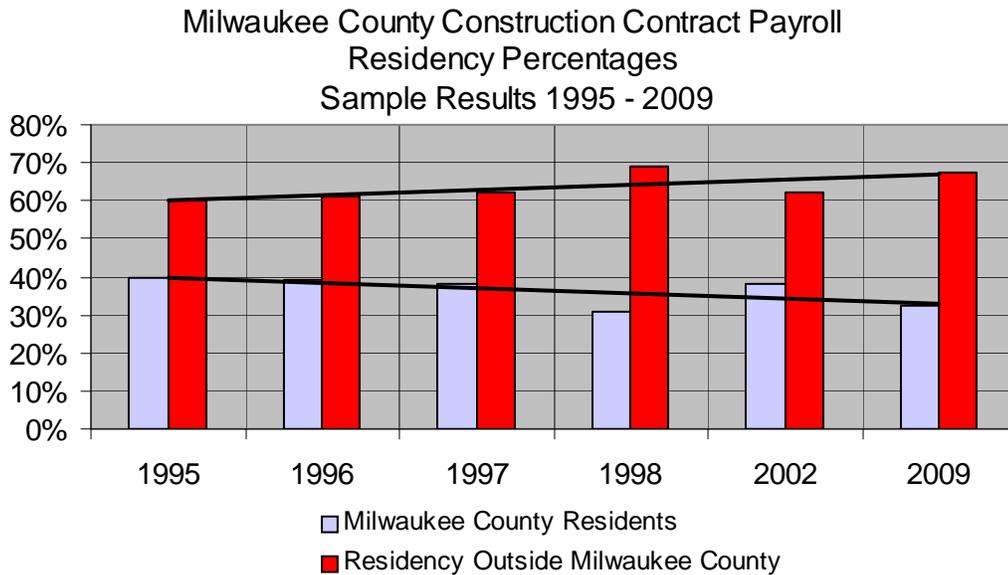
cc: Scott Walker, County Executive
Lee Holloway, County Board Chairman
Cynthia Archer, Director of DAS
Steven Kreklow, Fiscal & Budget Administrator, DAS
Josh Fudge, Fiscal Mgt Analyst-DAS
Jack Takerian, Interim Director- DPTW
Steve Cady, Fiscal and Budget Analyst, County Board

COUNTY OF MILWAUKEE
Inter-Office Communication

5A

Date: March 31, 2010
To: Chairman Lee Holloway, County Board of Supervisors
From: Jerome J. Heer, Director of Audits
Subject: Residency of Contractor Employees Working on County Construction Contracts

We have completed a review of the residency of construction workers charged to County construction contracts in July 2009. As in previous years, we selected a sample month for review due to the labor-intensive nature of this type of analysis. The results for July 2009 showed 33% of nearly \$1 million in gross wages were paid to County residents. This percentage is similar to the results of previous years' analyses, where the percentage of gross wages paid to County residents ranged from 32% to 40%, with the results trending lower, as shown in the following table. The goal is 50%, established by the County Board in Resolution 95-573.



Source: Payroll information supplied by contractors to the Department of Transportation and Public Works. A total of \$1,0006,382 was paid for July 2009 invoices. However, residency data was not provided by one contractor involving gross wages of \$25,228, and was therefore excluded from our analysis.

It should be noted that residency information, required by Chapter 30.04 of the County Ordinances, was initially missing for one-third of the \$1 million in total gross wages invoiced in July 2009. We were able to obtain the required data to perform our analysis for all but \$25,228 by contacting the employers directly. The Director of Architectural Engineering and Environmental Services stated that this requirement would be emphasized and enforced for future construction work.

This information has been shared with the Milwaukee County Residency Contracting Workgroup, which will report to the Committees on Economic and Community Development and Transportation, Public Works and Transit in the May 2010 meeting cycle.

Chairman Lee Holloway, County Board of Supervisors
March 31, 2010
Page Two

Please contact me if you have any questions.

Jerome J. Heer

JJH/DCJ/cah

cc: Milwaukee County Board of Supervisors
Timothy Schoewe, Acting Corporation Counsel
Cynthia Archer, Director, Department of Administrative Services
Stephen Cady, Fiscal and Budget Analyst, County Board Staff
Jack Takerian, Interim Director, Department of Transportation and Public Works
Greg High, Director, Architectural Engineering and Environmental Services, DTPW
Terrence Cooley, Chief of Staff, County Board Staff

COUNTY OF MILWAUKEE
Inter-Office Communication

5B

Date: May 3, 2010

To: Economic and Community Development Committee
Transportation, Public Works and Transit Committee

From: Residency Contracting Workgroup

Subject: Residency Contracting Workgroup (File No. 10-135)

On March 18, 2010 the Milwaukee County Board of Supervisors adopted a resolution calling for a Residency Contracting Workgroup. The Workgroup is tasked with developing recommendations on strategies to achieve the County's 50% residency contracting goal for public works construction projects and making recommendations on enhanced administrative strategies and policy recommendations for monitoring and achieving the goal. The Workgroup is comprised of representatives of the Office of Corporation Counsel, the Department of Transportation and Public Works, the Department of Administrative Services, County Board Staff and the Department of Audit.

The goal of having 50% of County construction wages paid to County residents was established in 1995. Information provided by the Department of Audit for 1995, 1996 and 1997 indicates that the percentage of wages paid to County residents was 40%, 38% and 37%, respectively. In 1998, the Director of Public Works noted that, because of a robust local construction economy with the building of a new stadium and convention center, the local work force was being fully utilized. His recommendation at that time was that the 50% goal be held in abeyance for two years. While the record does not reflect any official action to pull back from the goal, it has not been in effect since that time. A review by the Department of Audit shows that the percentage of contract dollars paid to County residents in 2009 was 33% (see attached March 31, 2010 memo).

The Workgroup has met to develop strategies for implementing this initiative and reviewed information regarding similar programs at the City of Milwaukee, Milwaukee Public Schools and the Milwaukee Metropolitan Sewerage District. The Workgroup has concluded that the following actions should be taken:

1. A 50% County residency goal should be included in bid documents and contracts for all public works projects, including Time and Materials contracts.
2. Contracts will be awarded to the lowest responsive, responsible bid with the residency goal identified as a factor in the responsiveness of a bid.
3. The basis for the goal shall be the percentage of gross payroll dollars expended on the project.
4. Prior to the implementation of revisions to bid and contract documents, the Office of Corporation Counsel will review draft language to ensure that implementation of the policy will be as defensible as possible. A recent County Circuit Court case on the City of Milwaukee's residency preference program upheld the City initiative but some legal issues are still being resolved.
5. Monitoring of goal achievement shall be done by the Department of Audit on a sample basis similar to the process used when the residency goals were initiated in 1995. Contractors will be required to provide invoices that facilitate monitoring efforts. The reports will be provided on a semi-annual basis.

6. Consideration will be given to the establishment of waiver opt-out charges and / or liquidated damages that may generate funds that could be targeted for job training.

All of these steps will be addressed in time for a report in the June 2010 cycle of the Committees on ECD and TPWT for implementation effective July 1, 2010.

We recommend that this report be received and placed on file with a report back in the June 2010 cycle.

Jerome J. Heer, Director of Audits

Steve Cady, Fiscal & Budget Analyst, County Board Staff

Jack Takerian, Interim Director, Department of Public Works

Steve Kreklow, Fiscal & Budget Administrator, Department of Administrative Services

John Schapekahn, Principal Assistant Corporation Counsel

JJH/SC/JK/SK/JS/cah

cc: Milwaukee County Board of Supervisors
Scott Walker, Milwaukee County Executive
Cynthia Archer, Director, Department of Administrative Services
Timothy Schoewe, Acting Corporation Counsel

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: May 10 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board
Supervisor Theodore A. Lipscomb, Vice Chairman, Economic & Community
Development and Committee Members

FROM: Freida Webb, Director
Community Business Development Partners

SUBJECT: Community Business Development Partners
Monthly Waiver Report
Informational Only

DIRECTIVE:

The Office of Community Business Development Partners (CBDP) at the request of Committee on Economic & Development, the Office of Community Business Development Partners submits a monthly update on waivers requested and granted to various Milwaukee County Departments and Divisions that come through the CBDP office.

For the purpose of this report waivers are contracts that have no disadvantaged business enterprise (DBE) participation. CBDP has not had the benefit of reviewing all contracts prior to service is engaged. This has been noted in this report. Other such contracts only come to our attention via form 1684 from the Department of Administration, (DAS) Accounts Payable. Subsequently we do not know in all cases prior to contracts signing if contracts do have or do not have DBE participation. Any and all waived contracts are shared and reviewed with Chairman Holloway before any approved waiver is granted.

BACKGROUND

The Office of Community Business Development Partners (CBDP) is responsible for implementing Federal and Milwaukee County DBE regulations. Implementation of the regulations includes establishing DBE goals on both Federal and County funded contracts, as well as monitoring the DBE compliance of departments. DBE goals are

**ECD Committee Report
CBDP Waiver Report Feb & March
Page 2
May 10, 2010**

established on Federal and County contracts where there are **“ready, willing and able” DBE firms available for contracting and or subcontracting opportunities.**

In the past, Milwaukee County measured participation by M/WBE standards; however, since January 2001, the County federalized its DBE Program to comply with 49 CFR 26. According to certification standards, the term "DBE" means a small business concern known as a Disadvantaged Business Enterprise (DBE) firm owned at least 51% by socially and economically disadvantaged individuals. Certain minority males and all women are presumed to be disadvantaged. Other individuals, including white males, may be certified but they must demonstrate by a preponderance of the evidence that they are indeed socially and economically disadvantaged. In addition each individual or firm must demonstrate their business size and personal network meet the guidelines as well.

When the CBDP office receives a waiver request from a department, it is first reviewed by the department then forwarded to the County Board Chairman with a recommendation to either grant or deny the request. The Chairman may request CBDP gather more information to provide clarification regarding issues such as: 1) Is there anything else that can be done, directly or indirectly to include DBEs; 2) If DBE participation is not possible, is there a way to improve equal employment opportunity representation (i.e., employee diversity); and or 3) Can DBE participation be included for this company in other areas not related to this project.

In summary County Board Chairman Lee Holloway always make sure that additional steps have been taken to assure maximum DBE participation, or if not direct then “indirect” DBE participation. When and if all else fails the prime contractors must submit documentation to prove their Good Faith Efforts (GFE) which CBDP must then review to determine if it should be approved.

Disadvantaged Business Enterprise Goals are as follows:

Construction	25%
Time & Material (Construction)	25%
Professional Services	17%
Professional Services	
Construction Related	17%
Purchase of Service Agreements	17%

**ECD Committee Report
CDBP Waiver Report Feb & March
Page 3
May 10, 2010**

Waiver Report Summary

Based upon the above the Milwaukee Community Business Development Partners (CDBP), Disadvantaged Business Enterprise (DBE) Waiver Report for February 2010 (Attachment "A") and March 2010 (Attachment "B")

Total Contract \$ Amount for February	\$9,731,341.87
Total Approved Waivers \$ Amount	\$3,837,059.00
Total Unapproved Waivers	\$ 126,260.30
Percentage of Waived for Feb. 2010	49.73%

Total Contract \$ Amount for March 2010	\$6,453,132.60
Total Approved Waivers \$ Amount	\$ 407,597.56
Total Unapproved Waivers	\$ 108.750.00
Percentage of Waived for March 2010	8.00 %

Prepared By:

Keith Garland,
CDBP Contract Compliance Manager

Mildred Hyde-Demoze,
CDBP Certification Manager

Approved By:

Freida Webb, CDBP Director

February 2010
Wavier Report

DEPARTMENT	Consultants /Contractors	SCOPE OF SERVICES	CONTRACT AMOUNT	APPROVAL REASON
Combined Court Related	State of Wisconsin Law Library	Service central resource library, judge set-up	\$35,000.00	Approved Waiver
Dept. On Aging	Therapy Plus of WI	Wellness Works healthy living centers	\$14,456.00	Approved Waiver
Dept. On Aging	UW-Milw. Board of Regents/Health Science	Wellness Works healthy living centers	\$46,544.00	Approved Waiver
DTPW-Real Estate	The Nicholson Group	Appraisal valuations on county owned properties	\$15,000.00	Approved Waiver
DTPW-Real Estate	McCartan Appraisal Company	Appraisal valuations on county owned properties	\$4,000.00	Approved Waiver
DTPW-Real Estate	Metropolitan Appraisal	Appraisal valuations on county owned properties	\$7,000.00	Approved Waiver
DTPW-Real Estate	Vozar Appraisal Services	Appraisal valuations on county owned properties	\$4,000.00	Approved Waiver
Health Related Programs	City of West Allis	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Health Related Programs	City of Wauwatosa	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Health Related Programs	City of South Milwaukee	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Health Related Programs	City of Oak Creek	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Health Related Programs	North Shore Fire Department	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Health Related Programs	City of Greenfield	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Health Related Programs	City of Franklin	Emergency Medical services to residents	\$500,000.00	Approved Waiver
Zoological Dept.	Mary Kazmierczak	Consultant services incl. Zoo library	\$20,000.00	Approved Waiver
Combined Court Related	UW-Milw. Board of Regents	Operation of Milw. Cnty Drug Treatment Center	\$6,059.00	Approved Waiver (grant funded)
Parks Dept.	ACL Laboratories	Drug and alcohol testing for CDL holders	\$7,000.00	Approved Waiver (Increased 3,500)
Combined Court Related	State of Wisconsin	extend term for Legal Resource Center	\$178,000.00	Approved Waiver
Corporation Counsel	Hall, Render, Killian, Heath & Lyman, PSC	Legal advice for insurance costs	\$45,000.00	No CDBP Review
GMIA	Institute for Human Factors	Conduct 4 sessions on "Fear of Flying"	\$1,000.00	No CDBP Review
Medical Examiner	Leslie E. Eisenerg, Phd., D-ABFA	Forensic anthropological examination	\$1,760.30	No CDBP Review
Sheriff Dept.	Wisconsin Renal dbs WI Acute/Fresenius	Dialysis services for inmates	\$78,500.00	No CDBP Review

Total Contract \$ Amount for February \$9,731,341.84

Total Approved Waiver \$ Amount¹ \$3,837,059.00

Total Unapproved Waiver \$ Amount² \$126,260.30

Percentage Waived 40.73%

¹ Waviers approved by CDBP Department with County Board Chairman's Approval

² Contracts issued without DBE goals by departments without CDBP review or approval. CDBP is only made aware of these projects when accounts payable department forwards

March 2010
Wavier Report

DEPARTMENT	Consultants /Contractors	SCOPE OF SERVICES	CONTRACT AMOUNT	APPROVAL REASON
CBDP approved wavers ¹				
Sheriff Dept.	Benedict Centers, Inc.	Inmate MCJRC services	\$70,962.50	Approved Waiver
GMIA	USDA Animal & Plant Health Inspection	Wildlife management for GMIA & LTJ airports	\$287,332.06	Approved Waiver (Federally funded)
Child Support Enforcement	Policy Studies, Inc.	Ensure timely child supt. For foster care cases	\$49,303.00	Approved Waiver (grant funded)
Contracts issued without CBDP review ²				
IMSD	CDW Government	Accompany VCB trouble shooting for Sharepoint	\$1,750.00	No CBDP Review
Persons with Disabilities	Various Interpreters	Sign language interpretation for cnty citizens	\$49,000.00	No CBDP Review
Sheriff Dept.	Mobilex	Inmate X-ray services	\$58,000.00	Renewed Contract-No CBDP Review

Total Contract \$ Amount for March \$6,453,132.60

Total Approved Waiver \$ Amount¹ \$407,597.56

Total Unapproved Waiver \$ Amount² \$108,750.00

Percentage Waived 8.00%

¹ Wavers approved by CBDP Department with County Board Chairman's Approval

² Contracts issued without DBE goals by departments without CBDP review or approval.
CBDP is only made aware of these projects when accounts payable department forwards new contact information to CBDP