

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

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, March 8, 2010 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

PRESENT: Supervisors De Bruin, Johnson, Weishan, Thomas and Lipscomb (Vice-Chair) – 5

EXCUSED: West - 1

SCHEDULED ITEMS:

RESOLUTION - 1

1. 10-135 A resolution by Supervisors Lipscomb and Thomas, creating a Residency Contracting Workgroup to develop recommendations on the implementation of strategies to achieve Milwaukee County's 50 percent residency contracting goal for public works construction projects. **(Also to the Committee on Transportation, Public Works & Transit)**

Chairman Lipscomb passed the gavel.

Supervisor Johnson in the Chair.

Supervisor Lipscomb provided a brief history relative to the subject resolution. Supervisor Thomas provided additional comments. He stated that he believes that this will not increase the cost of projects, but would definitely help the economy in Milwaukee County.

MOTION BY: (LIPSCOMB) Approve. (Vote 5-0)

Supervisor De Bruin requested that the workgroup review the language in the resolution and compare it to the original resolution prepared in 1996. She also requested that the workgroup look at what the original resolution in 1996 was envisioning vs. what is currently being done in the broader community.

Chairman Johnson requested to be added as a co-sponsor. There being no objection, it was so ordered. He also requested that the original resolution from 1996 referenced in the discussion be made available to all Committee members.

SCHEDULED ITEMS (CONTINUED):

Vote on the motion to approve: 5-0

AYES: Lipscomb, De Bruin, Weishan, Thomas and Johnson (Chair) - 5

NOES: 0

EXCUSED: West – 1

DEPARTMENT OF HEALTH AND HUMAN SERVICES – HOUSING – 4

2. 10-108 From the Interim Director, DHHS, requesting endorsement of the Milwaukee Continuum of Care's Ten Year Plan to End Homelessness and assistance in developing strategies to implement the principles and goals outlined in the plan. **(Also to the Committee on Health and Human Needs)**

APPEARANCE(S):

Lisa Marks, Interim Director, DHHS

Jim Mathy, Housing Division, DHHS

Jan Wilberg, Consultant, Continuum of Care

Joe Volk, Community Advocates

Ms. Marks reviewed the subject request.

Ms. Wilberg and Mr. Volk provided comments.

Questions and comments ensued.

MOTION BY: (JOHNSON) Approve. (5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) - 5

NOES: 0

EXCUSED: West – 1

3. 10-40 From the Interim Director, DHHS, an informational report on funding available with the HOME/Home repair programs. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
(a)(b)

APPEARANCE(S):

Lisa Marks, Interim Director, DHHS

Gary Bottoni, Housing Division, DHHS

Mr. Bottoni reviewed the subject report.

Questions and comments ensued.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (JOHNSON) Receive and place on file. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) - 5

NOES: 0

EXCUSED: West – 1

4. 10-115 From the Interim Director, DHHS, requesting approval of \$615,000 in Federal HOME CHDO funds to Movin' Out, Inc. to construct 11 units of housing for seniors with permanent disabilities, located at approximately S. 76th and Grange on the southeast corner of Southridge Mall in Greendale.

APPEARANCE(S):

Steve Schnoll, Generac Capital Group

David Porterfield, Movin' Out, Inc.

Ms. Marks reviewed the subject report.

Questions and comments ensued.

Mr. Schnoll and Mr. Porterfield answered questions and provided comments relative to the subject project.

MOTION BY: (THOMAS) Amend line 39 of the resolution by deleting "40" years and inserting "30" years.

Supervisor De Bruin stated that she supports this project, but suggested that in the future, departments work with developers so that the Committee has a clear picture as to the true cost of projects vs. backfilling so that there is a clear understanding of what the County is paying for.

Questions and comments continued.

Vote on the amendment: 5-0

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

MOTION BY: (JOHNSON) Approve, as amended.

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

SCHEDULED ITEMS (CONTINUED):

5. 10-116 From the Interim Director, DHHS, requesting to authorize \$550,000 in Federal HOME funds to Horizon Development for the construction of 11 housing units for seniors at N. 113th Street and W. Walnut Road in Wauwatosa.

APPEARANCE(S):

Lisa Marks, Interim Director, DHHS
Gary Bottoni, Housing Division, DHHS
Philip Schultz, Horizon Development Group

Ms. Marks reviewed the subject report.

Mr. Schultz advised that Horizon Development Group is the developer, builder and manager of affordable senior housing throughout the state of Wisconsin. They are the largest developer and owner of affordable senior housing in the state. They own and manage over 600 units of affordable senior housing in Cudahy, Greenfield and the city of Milwaukee. This development would be their first project in Wauwatosa.

Questions and comments ensued.

MOTION BY: (THOMAS) Amend line 34 of the resolution by deleting “40” years and inserting “30” years.

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

Questions and comments continued.

MOTION BY: (DE BRUIN) Approve, as amended. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS – 1

6. 09-391 From the Acting Director, Department of Transportation and Public Works,
(a)(b) providing a job description for the position of Economic Development Director, including general purpose and mission of the position, consistent with the directive in the 2010 Adopted County Budget (**Amendment 1A026**).

APPEARANCE(S):

Tom Nardelli, County Executive’s Office

SCHEDULED ITEMS (CONTINUED):

Mr. Nardelli reviewed the subject position description.

Discussion ensued, with questions and comments relative to the pay range of this position and the education.

MOTION BY: (DE BRUIN) Amend the position description as follows: Under Education and Experience, #1., delete “or an equivalent combination of training and experience.”

Supervisor Thomas requested that the salary range be clarified by Board Day (March 18, 2010).

Vote on the amendment: 5-0

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

MOTION BY: (DE BRUIN) Approve, as amended. (Vote 4-1)

AYES: De Bruin, Johnson, Weishan and Lipscomb (Chair) – 4

NOES: Thomas – 1

EXCUSED: West – 1

REAL ESTATE – 9

7. 10-110 From Peggy Troy, President, Children’s Hospital and Health System, requesting to acquire one acre of land located adjacent to their current buildings on the County Grounds. **(Recommended Action: Refer to departmental staff and County Board staff.)**

APPEARANCE(S):

Terrence Cooley, County Board, Chief of Staff

Mr. Cooley provided comments relative to the subject report.

MOTION BY: (WEISHAN) Refer to departmental and County Board staff. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

SCHEDULED ITEMS (CONTINUED):

8. 10-130 From Bernard J. Westfahl, Ronald McDonald House, requesting an agreement with Milwaukee County for 8 additional acres of land from Milwaukee County, for a total of 12 acres. (They are currently leasing 4 acres of land). **(Recommended Action: Refer to departmental staff and County Board staff)**

APPEARANCE(S):

Lynda Kohler, President, RMHC
Robert Kramer, Plunkett Rayish, RMHC, Architect

Ms. Kohler reviewed the subject report and provided a power point presentation.
Mr. Kramer provided additional comments.

Questions and comments ensued.

***MOTION BY: (DE BRUIN) Refer to departmental staff and County Board staff
(Vote 5-0)***

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

This item was taken out of order.

9. 10-13 From the Manager of Real Estate Services, DTPW, reporting on the status of 2009
(a)(a) excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

APPEARANCE(S):

Craig Dillmann, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

MOTION BY: (JOHNSON) Receive and Place on File. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

10. 10-13 From the Manager of Real Estate Services, DTPW, reporting on the status of 2010
(a)(b) excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

SCHEDULED ITEMS (CONTINUED):

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW
John Schapekahm, Principal Assistant Corporation Counsel

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

Supervisor De Bruin requested a follow-up report from the administration as to what they want to do with 6th and State in the future.

Mr. Dillmann advised the Committee of why the plans for 6th and State fell through.

Mr. Schapekahm advised the Committee that he worked with Chairperson Clark and kept her abreast of what was going on with 6th and State.

Chairman Lipscomb requested that, in the future, if the Committee approves an option and, after several months, the purchaser doesn't execute it, the Committee should be notified so that appropriate action could be considered.

10-14
(a)(b)

From the Manager of Real Estate Services, DTPW, Offer to purchase on a County-owned single family house located at 2113 South 84th Street in the City of West Allis, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

MOTION BY: (JOHNSON) Approve. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

12. 10-14
(a)(d)

From the Manager of Real Estate Services, DTPW, offer to purchase on a County-owned residential condominium located at 4900 North Shoreland Avenue, Whitefish Bay, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

Supervisor Thomas pointed out that it is important to remember not to include sensitive information in the report, i.e. social security numbers in the Offer to Purchase.

MOTION BY: (WEISHAN) Approve. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

13. 10-42 From the Manager of Real Estate Services, DTPW, monthly informational report for land sale closing on UWM/Innovation Park. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE) (Also to be considered by the Committee on Finance and Audit)**

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Mr. Dillmann reviewed the subject report.

The Committee took no action on this informational report.

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.

14. 10-14 From UWM Innovation Park, LLC, requesting an extension to the contingency waiver date in the Purchase Agreement with UWM from March 31, 2010 until July 31, 2010, for County-owned land located in the Northeast Quadrant of the County Grounds in the City of Wauwatosa.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW

Bruce Block, Chairman of the UWM Real Estate Foundation

Laura Straggins, HGA

Mr. Dillmann Reviewed the subject report.

SCHEDULED ITEMS (CONTINUED):

Mr. Block brought the Committee up to date as to where they are at this point. He explained the reason for the delay. He advised that they were very close to submitting their zoning application to Wauwatosa in November. Then the revised habitat plan hit the scene. It took them until the middle of February to accommodate those changes, the contract changes and totally re-do their site plan.

MOTION BY: (JOHNSON) Approve the extension.

Discussion ensued with questions and comments relative to the number of parking spaces, and if there is a version of the plan that gives a vision of the buildings.

Ms. Straggins advised that most of the buildings proposed on the southern portion (near Watertown Plank Road) of the site are four story buildings. The buildings on the northern portion of the site would not exceed the height of the peak of the Eschweiler buildings to respect their historic height. There is a decrease in scale as you move to the north.

Vote on the motion to approve the extension: 5-0

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

15. 10-14 From the Manager of Real Estate Services, DTPW, recommending an amendment to
(a)(c) the offer to purchase for a County-owned former transit property located at 6375 North 76th Street in the City of Milwaukee, Wisconsin.

APPEARANCE(S):

Craig Dillmann, Manager, Real Estate Services, DTPW
Pat Coraggio, Central Asset Management

Mr. Dillmann reviewed the subject report.

MOTION BY: (DE BRUIN) Approve. (Vote 5-0)

AYES: De Bruin, Johnson, Weishan, Thomas and Lipscomb (Chair) – 5

NOES: 0

EXCUSED: West – 1

COMMUNITY BUSINESS DEVELOPMENT PARTNERS - 2

16. 10ECD-1 From Director, Community Business Development Partners, Informational monthly
10-141 update on departmental waivers (**INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE**)

SCHEDULED ITEMS (CONTINUED):

APPEARANCE(S):

Freida Webb, Director, Community Business Development Partners (CBDP)

Ms. Webb reviewed the subject report.

Questions and comments ensued.

MOTION BY: (JOHNSON) Receive and Place on file. (Vote 5-0)

17. 10ECD-2 From Director, Community Business Development Partners, Informational report regarding Milwaukee County's 2010 CBDP Business Expo. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE) (Also referred to the Committee on Transportation, Public Works and Transit)**

The Committee Clerk advised that the Committee on Transportation, Public Works and Transit approved this item by a vote of 6-0.

APPEARANCE(S):

Freida Webb, Director, Community Business Development Partners (CBDP)

Ms. Webb reviewed the subject report.

MOTION BY: (JOHNSON) Approve.

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst

Craig Dillmann, Manager, Real Estate Services

Lisa Marks, Interim Director, Department of Health and Human Services (DHHS)

Jim Mathy, Housing Division, DHHS

Gary Bottoni, Housing Division, DHHS

Freida Webb, Director, 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.

SCHEDULED ITEMS (CONTINUED):

Length of Meeting: 9:00 a.m. to 11:40 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
(April 12, 2010) is March 29, 2010. All items for the agenda must be in
the Committee Clerk's possession by 12:00 noon
March 29, 2010.***

*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.*