

-COUNTY OF MILWAUKEE-
INTEROFFICE COMMUNICATION

DATE: May 31, 2013

TO: Committee of Economic & Community Development ("ECD Committee")

FROM: Teig Whaley-Smith, Economic Development Director, Department of Administrative Services

SUBJECT: Downtown Transit Center Update

REQUEST

There is no request at this time; this report is for informational purposes only.

BACKGROUND

At the April 15, 2013 ECD Committee meeting a request was made that Economic Development staff ("ED Staff") prepare a monthly written report on the Status of Negotiations with Barrett Visionary Development ("BVD"), using resolution 12-633 as a guidepost ("Resolution"). The text of the resolution is repeated below in italics, with the respective update below.

- 1. Develop a plan to incorporate the components of the Park East Redevelopment Compact (PERC) into the development agreement in order to provide additional sustainable community benefits that includes disadvantaged business opportunities and verified best faith efforts to employ Milwaukee County racial minorities and women in the project.*

In the last month, ED Staff has met frequently with BVD to move negotiations forward. Meetings have been scheduled for every other week in order to move negotiations forward. BVD was successful in meeting similar workforce goals in its previous projects and intends to do the same on this project.

- 2. Identify or develop an element of public attraction within the proposed development and ensure the project does not compete with public use facilities near the site.*

Current plans include public access across Lincoln Memorial Drive, public access throughout the elevated first floor, public parking and other public attractions that do not compete with public use facilities near the site.

3. *Advise the Committee on Economic and Community Development on the appraised value of the site with the understanding that the County Board expects to receive fair market value for the property.*

ED staff has received an appraisal. The appraisal, together with demolition, environmental remediation, other cost estimates, and public benefits negotiated will be used to establish a purchase price.

4. *Work with the Parks Director and the Wisconsin Department of Natural Resources to determine if any portion of the development site is in conflict with the lakebed public trust doctrine.*

ED Staff has been working with Corporation Counsel, Outside Counsel and other parties to confirm the accuracy of historical maps and other relevant documents related to the boundary lines established at the site in the early 1900s, in order to clarify that the boundary lines are not subject to the public trust issues.

5. *Prepare written reports for each monthly meeting of the Committee on Economic and Community Development on the status of the negotiations with Barrett Visionary Development with the understanding that the committee may, at its discretion, direct that a Request for Proposal (RFP) process be initiated if negotiations do not progress.*

This report is designed to meet this requirement.

RECOMMENDATION

There is no recommendation at this time; this report is for informational purposes only.

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Teig Whaley-Smith
Economic Development Director, Department of Administrative Services

Attachments: Park East Map and Parcel Summary

cc: Supervisor David Bowen, Vice Chair, ECD Committee
Supervisor Willie Johnson, Jr. , ECD Committee
Supervisor Michael Mayo, Sr., ECD Committee
Supervisor Luigi Schmitt, ECD Committee
Supervisor Steve Taylor, ECD Committee
Supervisor Khalif Rainey, ECD Committee
Don Tyler, Director, Dept of Administrative Services
Julie Esch, Director of Operations, DAS
Amber Moreen, Chief of Staff, Office of the County Executive
Raisa Koltun, Director of Legislative Affairs, County Executive's Office