



# Milwaukee County

County Courthouse  
901 N. 9th Street, Rm. 201  
Milwaukee, WI 53233

## Meeting Minutes Economic and Community Development Committee

*Chairperson: Supervisor Patricia Jursik*  
*Clerk: Alexis Gassenhuber, 278-4225*  
*Research Analyst: Jessica Janz-McKnight, 278-4430*

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Monday, July 15, 2013

9:00 AM

Milwaukee Area Technical College Board Room  
Room M210, 700 W. State Street, Milwaukee, WI 53233

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### Call To Order

**Present** 5 - Bowen, Johnson Jr., Schmitt, Taylor and Rainey

**Excused** 2 - Mayo Sr. and Jursik

**\*Supervisor Mayo Sr. was not present at the time the roll was called but appeared shortly thereafter.**

### MILWAUKEE COUNTY RESEARCH PARK - 1

- 1      [13-565](#)      From the Milwaukee County Research Park Corporation, providing notice of its decision to extend its lease with Milwaukee County for an additional five years through September 30, 2018. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**Attachments:**      [MCRPC LETTER](#)

[CB Resolution](#)

**APPEARANCE:**

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

The following people appeared and spoke regarding this item:

William Drew, Executive Director, Milwaukee County Research Park Corporation (MCRPC)

Guy Mascari, Director of Development, MCRPC

Supervisor Taylor and Chairman Bowen inquired about the timeline for closure of the Tax Incremental District that has helped to finance MCRPC. Mr.

Whaley-Smith will inquire with the City of Wauwatosa regarding this timeline.

A motion was made by Supervisor Mayo Sr. to **RECEIVE AND PLACE** this item **ON FILE**. The motion **PREVAILED** by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

## WISCONSIN REGIONAL TRAINING PARTNERSHIP / BIG STEP - 1

- 2      [13-34](#)      From the President/CEO of Wisconsin Regional Training Partnership / Building Industry Group Skilled Trades Employment Program (WRTP/BIG STEP) and the Director of County Economic Development, submitting a quarterly report addressing program progress, recruitment, job placements and partnerships. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**Attachments:**      [ECONOMIC DEVELOPMENT REPORT QUARTER 3](#)  
[NARRATIVE REPORT QUARTER 3](#)  
[BAKER TILLY REPORT QUARTER 3](#)  
[PLACEMENTS QUARTER 3](#)  
[RECRUITMENT QUARTER 3](#)  
[PATHWAYS QUARTER 3](#)  
[PROGRAM DELIVERABLE REPORTS QUARTER 3](#)

**APPEARANCES:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services  
Jerry Heer, Director of Audits, Office of the Comptroller

This item was DISCUSSED WITH NO ACTION TAKEN.

## OFFICE OF THE COMPTROLLER - 1

- 3      [13-612](#)      From the Director of Audits, Office of the Comptroller, submitting a written report titled "Residency of Contractor Employees Working on County Construction Contracts" responsive to File No. 10-135 and requesting County Board action to receive and place on file said report and to concur with the recommendations provided therein. **(Referred to the Committees on Economic and Community Development and Transportation, Public Works and Transit)**

**Attachments:**      [REPORT](#)  
[RESOLUTION](#)  
[FISCAL NOTE](#)

**APPEARANCES:**

Jerry Heer, Director of Audits, Office of the Comptroller  
Greg High, Director, Architecture, Engineering and Environmental Services, Department of Administrative Services

Supervisor Johnson suggested that the Committee receive an update every six months on this issue.

Mr. High confirmed that the Architecture, Engineering and Environmental Services Division will provide a report about this issue in October.

A motion was made by Supervisor Johnson Jr. to APPROVE & RECOMMEND this item FOR ADOPTION. The motion PREVAILED by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

## DEPARTMENT OF HEALTH AND HUMAN SERVICES - 1

4 [13-592](#)

From the Director, Department of Health and Human Services, requesting authorization to change the Community Development Block Grant allocation policy for future years by decreasing the minimum allocation amount from \$25,000 to \$10,000, eliminating a maximum allocation amount, eliminating a maximum number of public service projects, and eliminating a maximum number of years a public service project may be funded.

**Attachments:** [REPORT](#)  
[REVISED RESOLUTION](#)  
[RESOLUTION](#)  
[FISCAL NOTE](#)  
[ECD AMENDMENT #1](#)  
[CB Resolution](#)

**APPEARANCES:**

Hector Colon, Director, Department of Health and Human Services (DHHS)  
James Mathy, Housing Administrator, DHHS

A motion was made by Supervisor Mayo Sr. to AMEND this item. The amendment is attached to this file. The motion PREVAILED by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

A motion was made by Supervisor Mayo Sr. to APPROVE this item AS AMENDED & RECOMMEND it FOR ADOPTION. The motion PREVAILED by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

## ECONOMIC DEVELOPMENT - 7

- 5      [13-634](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to enter into a Short-Term Lease Agreement for Block 2W and Block 3W in the Park East Corridor.

**Attachments:**      [REPORT](#)  
                                  [PRELIMINARY SITE PLAN](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [AGREEMENT](#)  
                                  [PRESENTATION](#)  
                                  [CB Resolution](#)

**APPEARANCE:**

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

Michael Eitel of Nomadic Ventures, Inc., appeared and spoke regarding this item and gave an electronic presentation which is attached to this file.

A motion was made by Supervisor Mayo Sr. to **APPROVE & RECOMMEND** this item **FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

- 6      [13-616](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization of an Option to Purchase for Block 2E in the Park East Corridor. (**Referred to the Committees on Economic and Community Development and Finance, Personnel and Audit**)

**Attachments:**      [REPORT](#)  
                                  [LAND DISPOSITION REPORT](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [PRESENTATION](#)  
                                  [Audio FPA 07/18/13 \(00:11:40\)](#)

**APPEARANCES:**

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

Supervisor John Weishan, District #16

Mark Grady, Acting Corporation Counsel

The following people appeared and spoke regarding this item:

David Lyon, Mercy Housing Lakefront

Julie Ledger, Opus Development Company, LLC

Jason Korb, Korb Tredo Architects

Stewart Wangard, Wangard Investment Real Estate

Attorney Brian Randall, Friebert, Finerty & St. John, representing Wangard  
Investment Real Estate

Ken Kraemer, Building Advantage

Daniel Bukiewicz, International Brotherhood of Electrical Workers 494

Jerad Protaskey, Opus Development Company, LLC, registered regarding this  
item but did not speak.

Mr. Whaley-Smith, Ms. Ledger, and Mr. Korb gave an electronic presentation  
regarding the proposed development. The presentation is attached to this file.

A motion was made by Supervisor Johnson Jr. to APPROVE & RECOMMEND  
this item FOR ADOPTION. The motion was later withdrawn.

A motion was made by Supervisor Johnson Jr. to LAY OVER this item TO THE  
CALL OF THE CHAIR, with the understanding that Committee members would  
have an opportunity to receive more information. The motion PREVAILED by  
the following vote:

**Aye:** 4 - Bowen, Mayo Sr., Johnson Jr. and Schmitt

**No:** 2 - Taylor and Rainey

**Excused:** 1 - Jursik

7 [13-599](#)

From the Director of County Economic Development, Department of  
Administrative Services, submitting an informational update on the  
Park East Marketing Plan. **(INFORMATIONAL ONLY UNLESS  
OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments: [REPORT](#)  
[CB Resolution](#)

**APPEARANCE:**

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

A motion was made by Supervisor Johnson Jr. to RECEIVE AND PLACE this  
item ON FILE. The motion PREVAILED by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

8 [13-602](#)

From the Director of County Economic Development, Department of Administrative Services, requesting authorization to accept an offer to purchase on a County-owned single-family property located at 6212 N. Willow Glen Lane in the City of Glendale, Wisconsin.

**Attachments:**    [REPORT](#)  
[RESOLUTION](#)  
[FISCAL NOTE](#)  
[APPRAISAL](#)  
[LEBEDINSKY OFFER TO PURCHASE](#)  
[LI AND TANG OFFER TO PURCHASE](#)  
[CB Resolution](#)

**APPEARANCES:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services (DAS)  
David Cialdini, Real Estate Agent, Real Estate Services, DAS

A motion was made by Supervisor Mayo Sr. to APPROVE & RECOMMEND this item FOR ADOPTION. The motion PREVAILED by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

**Excused:** 1 - Jursik

9 [13-601](#)

From the Director of County Economic Development, Department of Administrative Services, requesting authorization to enter into a Memorandum of Understanding with the City of St. Francis for remediation and redevelopment of 2715 E. Norwich Avenue in the City of St. Francis and to authorize the County Treasurer to freeze all accruing interest and penalties associated to the then current tax balance related to the Property when the statutory conditions have been met.

**Attachments:**    [REPORT](#)  
[RESOLUTION](#)  
[FISCAL NOTE](#)  
[MOU](#)  
[CB Resolution](#)

**APPEARANCE:**

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

A motion was made by Supervisor Mayo Sr. to APPROVE & RECOMMEND this item FOR ADOPTION. The motion PREVAILED by the following vote:

**Aye:** 6 - Bowen, Mayo Sr., Johnson Jr., Schmitt, Taylor and Rainey

Excused: 1 - Jursik

- 10      [13-35](#)      From the Director of County Economic Development, Department of Administrative Services, providing a written report on the Status of Negotiations with Barrett Visionary Development. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments:      [JULY REPORT](#)

**APPEARANCE:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services (DAS)

This item was DISCUSSED WITH NO ACTION TAKEN.

- 11      [13-7](#)      From the Director of County Economic Development, Department of Administrative Services, submitting an informational monthly report on the Status of Excess Property Sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments:      [JULY REPORT](#)

**APPEARANCES:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services (DAS)

David Cialdini, Real Estate Agent, Real Estate Services, DAS

This item was DISCUSSED WITH NO ACTION TAKEN.

**Length of Meeting: 9:06 a.m. to 12:04 p.m.**

**Adjourned,  
Alexis Gassenhuber  
Committee Clerk  
Committee on Economic and Community Development**

Deadline for the next meeting: The next regular meeting for this Committee is Monday, September 16, 2013. All items must be in the Committee Clerk's possession by the end of the business day on Thursday, August 29, 2013.