



# Milwaukee County

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

## Meeting Minutes Economic and Community Development Committee

*Chairperson: Supervisor Patricia Jursik*  
*Committee Coordinator: Shanin Brown, 414-278-4073*  
*Research Analyst: Jill Suurmeyer, 414-278-4781*

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Monday, December 8, 2014

9:00 AM

Room 201B

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### Call To Order

**Present** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

**Supervisor Bowen was not present at the time the roll was called, but appeared shortly thereafter.**

### COMMUNITY BUSINESS DEVELOPMENT PARTNERS-1

- 1     [14-15](#)     From the Director, Community Business Development Partners, submitting monthly informational reports providing an update on departmental waivers. **(Considered by the Committees on Transportation, Public Works, and Transit and Economic and Community Development) (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**Attachments:**     [DECEMBER REPORT](#)

**APPEARANCE:**

Rick Norris, Director, Community Business Development Partners

This informational item was discussed with no action taken.

## HEALTH AND HUMAN SERVICES-1

- 2      [14-898](#)      From the Director, Department of Health and Human Services, requesting authorization to accept \$4,185.10 in settlement of two County Home Repair liens as part of a short sale of 4472 North 104th Street, Wauwatosa, Wisconsin.

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

**APPEARANCES:**

Jim Mathy, Housing Administrator, Department of Health and Human Services (DHHS)  
Jean Wolfgang, Housing Program Manager, DHHS

A motion was made by Supervisor Bowen that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

## ECONOMIC DEVELOPMENT-6

- 3      [14-823](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to accept Mr. David Shanklin's Offer to Purchase property at 7133 West Becher Street in the City of West Allis in the amount of \$1. (**11/06/14: CB Meeting-Referred back to ECD Committee**)

**Attachments:**      [REPORT](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [MAP AND PHOTO](#)  
                                  [OFFER TO PURCHASE](#)  
                                  [APPRAISAL](#)  
                                  [CB Resolution](#)

**APPEARANCE:**

David Cialdini, Project Manager, Economic Development Division, Department of Administrative Services

A motion was made by Supervisor Taylor that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

- 4     [14-937](#)     From the Director of County Economic Development, Department of Administrative Services, requesting authorization to declare the City Campus site surplus and execute an Option to Purchase at a purchase price of \$272,000 and subsequently a Development Agreement with Mr. Rick Wiegand for the City Campus site, located at 2711 West Wells Street, 2805 West Wells Street, and 763 North 28th Street, or if the Option is not exercised, to demolish two structures and transfer the property to the Redevelopment Authority of the City of Milwaukee.

**Attachments:**     [REPORT](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [OPTION AGREEMENT](#)  
                                  [PUBLIC MEETING SUMMARY REPORT](#)  
                                  [DEMOLITION COSTS](#)  
                                  [CONCEPT PLAN](#)  
                                  [APPRAISAL REPORT](#)

**APPEARANCE:**

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

**Mr. Whaley-Smith delivered an electronic presentation featuring attachments to this file.**

**Rick Wiegand, Wiegand Enterprises, appeared and spoke in favor of this item.**

**A motion was made by Supervisor Weddle that this Action Report be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:**

**Aye:** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

5 [14-939](#)

From the Director of County Economic Development, Department of Administrative Services, requesting authorization for the County to: execute an Option to Purchase at a purchase price of \$10,000 and enter into a Development Agreement with Heartland Housing, Inc., in partnership with St. Ben's Community Meal Program, for the former Community Correctional Center (CCC) Building, located at 1004 North 10th Street, Milwaukee, Wisconsin; appropriate \$1,800,000 to redevelop the site into supportive housing; or if the Option is not exercised, use the \$1,800,000 to demolish the CCC Building.

**Attachments:**    [REPORT](#)  
[RESOLUTION](#)  
[FISCAL NOTE](#)  
[OPTION AGREEMENT](#)  
[DEMOLITION COSTS](#)  
[APPRAISAL](#)  
[CONCEPT PLAN](#)

**APPEARANCES:**

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

Jim Mathy, Housing Administrator, Department of Health and Human Services  
Superintendent Mike Hafemann, House of Correction

The following people appeared and spoke in favor of this item:

Hume An, Director of Real Estate Development, Heartland Housing, Inc.

Brother Rob Roemer, St. Ben's

Edward Gordon, JusticePoint, Inc.

Duncan Shrout, Volunteer, St. Ben's

Matt Melendes, Heartland Housing, Inc., registered in favor of this item but did not speak.

A motion was made by Supervisor Bowen that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

- 6      [14-936](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to execute the release of abandoned utility easements on Lots 8 and 9 located within the Research Park.

**Attachments:**      [REVISED REPORT \(12/04/14\)](#)  
[REVISED RESOLUTION \(12/04/14\)](#)  
[REVISED FISCAL NOTE \(12/04/14\)](#)  
[REVISED EXHIBIT A-MCRP PARCELS \(12/04/14\)](#)  
[REVISED RELEASE OF EASEMENTS AND RESTRICTIONS \(12/04/14\)](#)

**APPEARANCE:**

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

Bret A. Roge, Michael, Best and Friedrich, LLP, representing Meadowland Research, LLC, and Irgens Partners, LLC, appeared and spoke in favor of this item.

The following people registered in favor of this item but did not speak:

Guy Mascari, Research Park  
Jaclynn Walsh, Irgens Partners, LLC

A motion was made by Supervisor Schmitt that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

- 7      [14-8](#)      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:**      [DECEMBER REPORT](#)

**APPEARANCES:**

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

This informational item was discussed with no action taken.

### Closed Session- Item #8

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Sections 19.85(1)(e) and (g) for the purpose of discussing the following matter(s), specifically due to bargaining reasons or for conferring with counsel concerning litigation strategy. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever actions it may deem necessary.

**The Committee did not adjourn into closed session.**

- 8      [14-827](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to execute an Option to Purchase at a purchase price of \$500,000 and enter into a Development Agreement with Barrett Visionary Development for the Downtown Transit Center site, located at 909 East Michigan Street, Milwaukee, Wisconsin.

**Attachments:**      [REPORT](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [COUTURE PRESENTATION](#)  
                                  [LAKEFRONT PLAN](#)  
                                  [APPRAISAL](#)  
                                  [SB FRIEDMAN REPORT](#)  
                                  [OPTION AGREEMENT](#)  
                                  [COMPTROLLER'S REVIEW](#)

**APPEARANCES:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services  
Scott Manske, Milwaukee County Comptroller  
Paul Bargren, Corporation Counsel

The following people appeared and spoke in favor of this item:

Rick Barrett, Barrett Visionary Development  
Matt Rinka, Architect, Rinka Chung Architects  
Dan Bukiewicz, Milwaukee Building Trades  
Ken Kraemer, Building Advantage  
Beth Weirick, Milwaukee Downtown Business Improvement District #21  
Rocky Marcoux, Commissioner, City of Milwaukee, Department of City Development  
Mike Cudahy, Endeavors Group  
Dr. Eve Hall, President and Chief Executive Officer, African American Chamber of Commerce of Wisconsin

The following people registered in favor of this item but did not speak:

Melanie Mager, Resident

Joel Zielke, Steamfitters Local 601  
Michael Hyatt, Building Trades  
Rick Szymanski, Building Trades  
Thomas Bennett, President, Teamsters Local 200  
Dale Poweliet, Steamfitters Local 601  
Robert Potter, Local 19 Heat & Frost  
Thomas Bennett, President, Teamsters Local 200  
Scott Hink, Operative Plasterers & Cement Masons, Local 599  
Douglas Edwards, Resident

Mr. Barrett gave an electronic presentation of the item.

Members of the public submitted an Open Letter in support of the Couture which is on file with the Committee Coordinator.

A motion was made by Supervisor Weddle that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by a vote of:

**Aye:** 7 - Bowen, Schmitt, Johnson Jr., Taylor, Rainey, Weddle and Jursik

**The Committee took a break from 11:10 a.m. to 11:16 a.m. Upon reconvening at 11:16 a.m., all Committee members were present.**

### RESOLUTION-1

- 9      [14-689](#)      A resolution authorizing the Director of County Economic Development to issue a Request for Proposals for the O'Donnell Park facility that ensures an open and transparent bidding process prior to the potential disposition of said facility. **(10/27/14: Removed from Agenda by the Chair)**

**Sponsors:**      Weishan Jr.

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

**APPEARANCE:**

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

A motion was made by Supervisor Schmitt that this Resolution be **LAI D O V E R T O T H E C A L L O F T H E C H A I R**. The motion **PREVAILED** by the following vote:

**Aye:** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Weddle

**No:** 2 - Rainey and Jursik

**The foregoing items were not necessarily considered in agenda order.**

**Length of Meeting: 9:07 a.m. to 12:11 p.m.**

**Adjourned,**

**Shanin R. Brown  
Committee Coordinator  
Committee on Economic and Community Development**

Deadline for the next meeting: The next regular meeting for the Committee on Economic and Community Development is Monday, January 26, 2015. All items must be in the Committee Coordinator's possession by the end of the business day on Monday, January 12, 2015.