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5 **A RESOLUTION/ORDINANCE**

6 relating to Real Estate Procedures for the Disposition of County Land

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10 WHEREAS, all future land sales shall follow the policy and procedure for  
11 disposition of real estate as recommended by the Committee on Economic and  
12 Community Development (ECD committee), approved by the County Board and  
13 implemented by the Department of Administration (DAS) - Economic Development  
14 Division; and

15  
16 WHEREAS, all land sales including those declared surplus by the County shall  
17 be referred to the ECD committee for disposition and the ECD committee shall consider  
18 any of the following policies for such disposition:

- 19  
20 a. A site-specific plan because of the unique character or location of the property
- 21  
22 b. A Request For Proposal (RFP) process which is intended to be a formal  
23 process that is generally reviewed in closed hearings if such hearings are  
24 deemed appropriate by opinion of Corporation Counsel
- 25  
26 c. A Request For Information (RFI) process which is intended to be a less formal  
27 process that is generally reviewed in an open hearing unless Corporation  
28 Counsel provides an opinion that proprietary information must be protected.  
29 Such RFI process may be followed by a more specific procedure as  
30 recommended by the ECD committee
- 31  
32 d. Any other policy for disposition that the ECD committee establishes as  
33 appropriate which may be determined by the totality of the circumstances  
34 regarding the real estate involved
- 35  
36 e. A development agreement negotiated by DAS - Economic Development  
37 Division that the ECD committee established with regard to a specific developer  
38 to develop an identified real estate parcel

39  
40 ; and

41  
42 WHEREAS, the ECD committee may, at their discretion, recommend to the  
43 County Board any Community Benefit requirements for the disposition plan or  
44 development plan; now, therefore,

46 BE IT RESOLVED, this resolution shall be prospective and specifically does not  
47 apply to the designation of the Downtown Transit Center; and

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49 BE IT FURTHER RESOLVED, that all negotiations and review of RFP, RFI, or  
50 any other negotiated procedures shall be conducted by the DAS - Economic  
51 Development Division which shall make final recommendations to the ECD committee  
52 for review and recommendation to the County Board; and

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54 BE IT FURTHER RESOLVED, the effective date of this resolution and ordinance  
55 shall be 30 days after publication; and

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57 BE IT FURTHER RESOLVED, that the Milwaukee County Board of Supervisors  
58 hereby amends Chapter 32.96 of the Milwaukee County Code of General Ordinances  
59 by adopting the following:

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61 **AN ORDINANCE**

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63 The County Board of Supervisors of the County of Milwaukee does ordain as  
64 follows:

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66 **SECTION 1: Chapter 32.96 of the General Ordinances of Milwaukee County is**  
67 **amended as follows:**

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69 32.96. - Real estate.

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71 (1) Manage, sell and acquire real estate for the county. Specific responsibilities  
72 include managing and leasing improved and unimproved properties, including air  
73 space parking lots for the state department of transportation (WIDOT). County  
74 surplus real estate and tax deed foreclosure properties in the county suburbs are  
75 sold by the division.

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77 (2) Land sales shall follow the policy and procedure for disposition of real estate as  
78 recommended by the Committee on Economic and Community Development  
79 (ECD committee), approved by the County Board and implemented by the  
80 Department of Administration (DAS) - Economic Development Division.

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82 (3) All land sales including those declared surplus by the county shall be referred to  
83 the ECD committee for disposition and the ECD committee may consider any of  
84 the following policies for such disposition:

85  
86 (a) A site-specific plan because of the unique character or location of the  
87 property.

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89 (b) A Request For Proposal (RFP) process which is intended to be a formal  
90 process that is generally reviewed in closed hearings if such hearings are  
91 deemed appropriate by opinion of Corporation Counsel.

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(c) A Request For Information (RFI) process which is intended to be a less formal process that is generally reviewed in an open hearing unless Corporation Counsel provides an opinion that proprietary information must be protected. Such RFI process may be followed by a more specific procedure as recommended by the ECD committee.

(d) Any other policy for disposition that the ECD committee establishes as appropriate which may be determined by the totality of the circumstances regarding the real estate involved.

(e) A development agreement negotiated by DAS - Economic Development Division that the ECD committee established with regard to a specific developer to develop an indentified real estate parcel.

(4) The ECD committee may, at their discretion, recommend to the County Board any Community Benefit requirements for either the surplus disposition plan or development agreement.

(5) All negotiations and review of RFP, RFI, or any other negotiated procedures shall be conducted by the DAS - Economic Development Division which shall make final recommendations to the ECD committee for review and recommendation to the County Board.

SECTION 2. This ordinance shall become effective thirty days after passage and publication.