

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: April 11, 2018
TO: Theodore Lipscomb, Sr. Chairperson, County Board of Supervisors
FROM: Aaron Hertzberg, Director, DAS Economic Development
SUBJECT: Couture Update

REQUEST

This report is for informational purposes, there is no request at this time.

REPORT

The Department of Administrative Services, Economic Development, has periodically updated the County Board on the progress of the redevelopment of the former Downtown Transit Center to The Couture by Barrett Lo Visionary Development. The following is list of recent updates.

County

- The County has recently hired outside counsel to assist in finalizing post-closing agreements.
- The construction timelines in the development agreement may need to be adjusted based on project delays, including the unanticipated relocation of a City storm sewer main. Economic Development staff is meeting with the developer to establish a revised timeline.

Developer

- The Developer recently announced J.H. Findorff & Son Inc. as their general contractor for vertical construction on site. Findorff previously completed demolition and site work for the project.
- The Developer is awaiting a response from the United States Department of Housing and Urban Development regarding a financing application submitted in late 2017. The program has previously been used to support similar projects, including the Moderne by Barrett Lo.
- The Developer is working with the County's Community Business Development Partners staff to understand and comply with Targeted Business Enterprise and residential hiring requirements. The Developer is preparing to make a \$50,000 deposit payment to ensure compliance, as required by prior agreements with the County.

Office of Emergency Management Radio Tower

- Discussions to incorporate an OEM radio tower into the Couture are ongoing between OEM and the project's architect, Rinka Chung.
- Moving the radio tower to the Couture, could save Milwaukee County \$75,000. Details are still being negotiated. Estimates for the initial construction and set up of the tower are being prepared by OEM and its partners.

MCTS Lease

- General terms for an easement and leaseback to the County for transit uses are understood, but specifics remain under negotiation.

RECOMMENDATION

This report is for informational purposes, there is no request at this time.



Aaron Hertzberg
Economic Development Director

- cc: Chris Abele, County Executive
Teig Whaley-Smith, Director, Department of Administrative Services
Economic and Community Development Committee Members
Julie Esch, Interim-Director, Department of Transportation
Christine Westrich, Director, Office of Emergency Management
Raisa Koltun, Chief of Staff, Office of the County Executive
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Scott Manske, Comptroller
Steve Cady, Research & Policy Director