

1 Supervisor Patricia Jursik, Chairperson,
2 From the Committee on Economic and Community Development, reporting on:

3
4 File No. 15-288

5
6 (ITEM) From the Associate Project Manager, Economic Development Division,
7 Department of Administrative Services, requesting authorization to execute a
8 Memorandum of Understanding with the Wisconsin Department of Transportation and
9 United States Department of Transportation Federal Highway Administration to permit
10 the sale of Park East land pursuant to the existing Request for Proposals, consistent
11 with the Park East Redevelopment Compact, by recommending adoption of the
12 following:

13
14 **A RESOLUTION**

15
16 WHEREAS, when Milwaukee County assumed jurisdiction of the former Park
17 East Freeway lands in 2002 from the Wisconsin Department of Transportation
18 (WisDOT) it was tasked with selling the land for redevelopment purposes with WisDOT
19 oversight, pursuant to a Land Disposition Agreement; and

20
21 WHEREAS, federal monies were used to fund a portion of the initial land
22 acquisition for freeway purposes; and

23
24 WHEREAS, Title 23 United States Code, Section 156(a) [23 U.S.C. § 156(a)]
25 and Title 23 Code of Federal Regulations, Section 710.403(d) [23 C.F.R. § 710.403(d)]
26 require surplus freeway lands to be sold at fair market value; and

27
28 WHEREAS, the Park East Redevelopment Compact (File No. 04-492) requires
29 that “Milwaukee County should not just sell the land for the highest price offered but
30 rather should seek development proposals which will provide the greatest future benefit
31 in jobs, tax base, and image for the community”; and

32
33 WHEREAS, the 2002 Land Disposition Agreement references selling Park East
34 lands at other than fair market value without having received an exemption from Federal
35 Highway Administration (FHWA) pursuant to 23 U.S.C. § 156(a) and 23 C.F.R. §
36 710.403(d); and

37
38 WHEREAS, since that time, FHWA, WisDOT, and Milwaukee County have
39 reached an agreement to formalize the grant of such an exemption on the basis of a
40 public interest for economic purposes; and

41
42 WHEREAS, the parties have drafted a Memorandum of Understanding (MOU) to
43 memorialize the terms and conditions under which FHWA will grant an exception to 23
44 U.S.C. § 156(a) and 23 C.F.R. § 710.403(d); and

45
46 WHEREAS, such terms and conditions include:

- 47 • Utilizing a Rolling Request for Proposals (RFP), which considers not just
48 purchase price when evaluating development proposals, but also the
49 benefits to the community in the form of new permanent jobs, increased
50 tax base, participation goals for Disadvantaged Business Enterprise firms
51 and Milwaukee County residents during construction, and workforce
52 training opportunities
- 53 • Seeking approval for any changes to the community benefits sections of
54 the Rolling RFP from FHWA and WisDOT
- 55 • Ensuring WisDOT monitors parcel sales by having a WisDOT
56 representative on the RFP Review Panel

57
58 ; and

59
60 WHEREAS, the MOU does not change any terms of the 2002 Land Disposition
61 Agreement nor is it inconsistent with the directives of the Park East Redevelopment
62 Compact (File No. 04-492); and

63
64 WHEREAS, the Committee on Economic and Community Development, at its
65 meeting of June 15, 2015, recommended adoption of this request (vote 7-0); now,
66 therefore,

67
68 BE IT RESOLVED, the Milwaukee County Executive or any other County official
69 as he shall designate is authorized, after Corporation Counsel approval, to execute the
70 attached Memorandum of Understanding with the Wisconsin Department of
71 Transportation and the United States Department of Transportation Federal Highway
72 Administration to permit the sale of Park East land at less than fair market value.

73
74
75 srb
76 06/15/15
77 U:\Committees\2015\June\ECD\Resolutions\15-288 SRB formatting.docx