

COUNTY OF MILWAUKEE

INTER-OFFICE COMMUNICATION

DATE: April 16, 2012

TO: Chairman, Economic and Community Development Committee
Chairman, Transportation Public Works & Transit Committee

FROM: Frank Busalacchi, Director, Department of Transportation

SUBJECT: Disposition of Downtown Transit Center Process

POLICY

This report is informational as requested at the March 5, 2012 Committee on Economic and Community Development.

BACKGROUND

At the March 5, 2012 Committee on Economic and Community Development a request was made to provide a report identifying the steps needed to declare the Downtown Transit Center surplus and receive the approval needed to relocate its use. Chapter 6 of the Milwaukee County Code of Ordinances covers the topic of real estate for Milwaukee County. The department makes a request to declare property surplus through its parent committee. Once the board approves the declaration of surplus property, the Real Estate Division can market the property for sale.

In the case of the Downtown Transit Center, Federal Transit Administration (FTA) funds were used to finance the building. Therefore, the FTA's process that governs land sales must be followed. There are five main criteria that must be adhered to they include:

- Notify the FTA that the property has been declared surplus and an explanation of why it is being declared surplus.
- Obtain an appraisal of the facility to determine value.
- Request disposition instructions from FTA.
- Use a sale process that provides for competition.
- Obtain agreement from the FTA on the sale price of the property.

It is the Department's intent to request that remaining federal interest in the property be used for future Milwaukee County transit capital projects. This would allow Milwaukee County to use the proceeds without having to return them to the FTA.

Since the property is still in use by the transit system, a replacement location will need to be found for the existing use. While the Downtown Transit Center may have a greater capacity for what is needed, there still is a need for a marshalling location for buses that are the eastern terminus of their route and layover. It is possible that sales proceeds from the Downtown Transit Center may be used to obtain and develop a replacement facility.

RECOMMENDATION

This report is for information purposes.

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Approved by:

Frank Busalacchi, Director
Department of Transportation

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