

1 By Supervisors Jursik, Dimitrijevic, Bowen, Johnson, Weishan and Lipscomb

2
3 **A RESOLUTION**

4 to authorize the Director of Economic Development to negotiate with Barrett Visionary
5 Development for the purchase and development of the 2.2-acre Milwaukee County
6 Transit Center property located at 909 East Michigan Avenue in the City of Milwaukee

7
8 WHEREAS, the Downtown Transit Center was built in 1992 and serves as a
9 marshaling facility for Milwaukee County Transit buses that terminate on the east end of
10 downtown Milwaukee; and

11
12 WHEREAS, due to transit route modifications since its construction, the
13 Downtown Transit Center facility is underused and not critical to the operation of the
14 transit system; and

15
16 WHEREAS, in August 2011, the Long Range Lakefront Planning Committee
17 recommended that “the Downtown Transit Center site be redeveloped with high-value,
18 multi-story use housing amenities more appropriate to its lakefront location;” and

19
20 WHEREAS, the recommendation also identified the site as having the potential
21 of connecting Downtown Milwaukee to the lakefront, adding value to the area and
22 complementing the existing lakefront development and structures, as well as drawing
23 visitors and residents to the lakefront; and

24
25 WHEREAS, the Milwaukee County Board of Supervisors approved the Long
26 Range Lakefront Planning Committee’s report on November 3, 2011, by a vote of 18-1;
27 and

28
29 WHEREAS, in April 2012, the Division of Economic Development issued a
30 Request for Information (RFI) to gauge the prospective interest in purchasing and
31 redeveloping the Downtown Transit Center property; and

32
33 WHEREAS, in May 2012, the Milwaukee County Board of Supervisors declared
34 the Downtown Transit Center property surplus, to be offered for sale for redevelopment;
35 and

36
37 WHEREAS, Barrett Visionary Development responded to the RFI expressing
38 interest in acquiring the Downtown Transit Center, proposing a \$120 million, 44-story
39 tower comprising high-end apartments, retail, parking and a hotel; and

40 WHEREAS, based on the responses to the RFI, the Director of Economic and
41 Community Development is recommending that negotiations with Barrett Visionary
42 Development commence for a development contract for the Transit Center site; and
43

44 WHEREAS, the County Board is currently reviewing procedures for the
45 disposition of real estate (File No. 12-586) to ensure that a transparent and publicly
46 understood process is used to sell county property; and
47

48 WHEREAS, the Director of Economic Development is seeking authorization to
49 begin negotiations with Barrett Visionary Development on the terms and conditions of
50 purchasing the Downtown Transit Center property and developing the property as *The*
51 *Couture*, consistent with the Long Range Lakefront Planning Committee's report and
52 the City of Milwaukee's Revised Downtown Plan; now, therefore,
53

54 BE IT RESOLVED, that the Director of Economic Development is hereby
55 authorized to negotiate with Barrett Visionary Development on the terms and conditions
56 of purchasing the Downtown Transit Center property and developing the property as
57 *The Couture*; and
58

59 BE IT FURTHER RESOLVED, that the Director of Economic and Community
60 Development is authorized and directed to perform the following:
61

- 62 • Develop a plan to incorporate the components of the Park East
63 Redevelopment Compact (PERC) into the development agreement in
64 order to provide additional sustainable community benefits that includes
65 disadvantaged business opportunities and verified best faith efforts to
66 employ Milwaukee County racial minorities in the project.
- 67 • Identify or develop an element of public attraction within the proposed
68 development and ensure the project does not compete with public use
69 facilities near the site.
- 70 • Advise the Committee on Economic and Community Development on the
71 appraised value of the site with the understanding that the County Board
72 expects to receive fair market value for the property.
- 73 • Work with the Parks Director and the Wisconsin Department of Natural
74 Resources to determine if any portion of the development site is in conflict
75 with the lakebed public trust doctrine.
76

- 77 • Prepare written reports for each monthly meeting of the Committee on
78 Economic and Community Development on the status of the negotiations
79 with Barrett Visionary Development with the understanding that the
80 committee may, at its discretion, direct that a Request for Proposal (RFP)
81 process be initiated if negotiations do not progress.

82 ; and

83

84 BE IT FURTHER RESOLVED, that the Director, Milwaukee County Department
85 of Transportation shall work in conjunction with the Director of Economic and
86 Community Development to: 1) confer with the Federal Transit Administration (FTA) on
87 compensation, if any, owed to FTA for the sale of the Transit Center site and ensuring
88 sale proceeds can be reinvested into transit services; 2) if applicable, confirm appraisal
89 methodology required by FTA; 3) work in conjunction with the Director, Milwaukee
90 Transit Services, to develop a plan to re-route buses (such as using the intermodal
91 station) to minimize impact on passengers, the neighborhood, and the reinvestment of
92 sale proceeds; and

93

94 BE IT FURTHER RESOLVED, that it is the understanding of all participants that
95 the Committee on Economic and Community Development shall be the entity
96 responsible for reviewing and approving the final development agreement with Barrett
97 Visionary Development and ensuring that the negotiating principles contained in this
98 resolution are included in the final development agreement; and

99

100 BE IT FURTHER RESOLVED, that the Committee on Economic and Community
101 Development will hold public hearings on the development proposal to solicit public
102 input prior to making a final recommendation to the County Board of Supervisors.