File No.

(Journal)

(ITEM ), A resolution requesting authorization for the County to amend the option to purchase agreement for 1004 N. 10th Street, Milwaukee, Wisconsin with Heartland Housing, Inc. and enter into a grant agreement with Heartland Housing, Inc., by recommending adoption of the following.

**RESOLUTION**

WHEREAS, adopted Resolution 14-841 required the DAS-Economic Development Division to work with Heartland Housing, Inc. and the St. Ben’s Community Meal Program to develop a redevelopment strategy for the former Community Correctional Center Building (“CCC”) and subsequent Resolution 14-939 authorized the County to sell the CCC to Heartland Housing, Inc. for $10,000; and

WHEREAS, File 14-939 also contemplated depositing the amount equal to the estimated cost of demolition of the former CCC, $1,800,000, into an escrow account to be used by the developer substantially for that purpose; and

WHEREAS, the rehabilitation costs would utilize 25 percent Disadvantaged Business Enterprise firms on the construction and 17% on the professional services associated with construction and a goal for 40% of the construction hours worked on the Project be performed by Milwaukee County residents; and

WHEREAS, during the due diligence period, the developer made the determination that an additional 12 month extension to the Option to Purchase term was required to successfully complete the approved project; and

WHEREAS, during the due diligence period, the space planning of the Project has allocated an additional area for use of the Day Reporting Center increasing that total area up to 6,500 square feet; and

WHEREAS, during the due diligence period, the space planning of the Project has identified an additional parking need which necessitates the purchase of an additional site originally contemplated as a lease to the Developer to accommodate this need; and

WHEREAS, such work would utilize Targeted Firms as defined by Milwaukee County General Ordinances and maintain commitments to hiring Milwaukee County residents, consistent with the developers original proposal; and

WHEREAS, the County seeks to support the Developer’s financing plan by allocating the $1,800,000 rehabilitation fund as a grant; and

WHEREAS, County and Developer would enter into a separate Grant Agreement to provide guidelines under which Developer will disburse funds from aforementioned grant; and

WHEREAS, the amended option to purchase agreement will allow for the County’s right to audit the records of the Developer associated with the Project;

now, therefore;

BE IT RESOLVED, the Milwaukee County Board of Supervisors hereby authorizes the Economic Development Division to amend the terms under which 1004 N. 10th Street, Milwaukee, Wisconsin is sold to Heartland Housing, Inc. to extend the term of the Option to Purchase agreement for an additional 12 month extension through January 26, 2018; and

BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors hereby authorizes the Economic Development Division to amend the terms under which 1004 N. 10th Street, Milwaukee, Wisconsin is sold to Heartland Housing, Inc. to allocate $1,800,000 as a grant and to enter into a grant agreement that guides disbursement of these funds; and

BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors hereby authorizes the Economic Development Division to amend the terms under which 1004 N. 10th Street, Milwaukee, Wisconsin is sold to Heartland Housing, Inc. to include the northwest corner of the site and to preserve the County’s right to access this additional location; and

BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors hereby authorizes the Economic Development Division to amend the terms under which 1004 N. 10th Street, Milwaukee, Wisconsin is sold to Heartland Housing, Inc. to increase the leased area of the Day Reporting Center at no additional cost to the County; and

BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors hereby authorizes the Economic Development Division to amend the terms under which 1004 N. 10th Street, Milwaukee, Wisconsin is sold to Heartland Housing, Inc. to correspond the definition of targeted firms to be in accordance with Milwaukee County Ordinance Chapter 42; and

BE IT FURTHER RESOLVED, that the County Executive and the County Clerk and/or other appropriate County officials be hereby authorized to execute, after Corporation Counsel approval, any and all instruments required to implement the intent of this resolution, including, without limitation, an amendment to the option to purchase, and a grant agreement with Heartland Housing, Inc. encompassing the terms and conditions set forth above.