



# Milwaukee County

County Courthouse  
901 N. 9th Street, Rm.  
201B  
Milwaukee, WI 53233

## Meeting Minutes Economic and Community Development Committee

*Chairperson: Supervisor Patricia Jursik*  
*Coordinator: Alexis Gassenhuber, 414- 278-4225*  
*Research Analyst: Jill Suurmeyer, 414-278-4781*

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Friday, September 12, 2014

8:30 AM

Room 203R

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### Call To Order

**Present** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

**Excused** 1 - Rainey

**Supervisor Bowen was not present at the time the roll was called but appeared shortly thereafter.**

### APPOINTMENT-1

- 1     [14-700](#)     From the County Executive, appointing Mr. Daniel Bukiewicz to the Milwaukee County Research Park Corporation Board of Directors for a term expiring February 1, 2016.

**Attachments:**     [APPOINTMENT LETTER](#)

[RESUME/BIO](#)

[CB Resolution](#)

**APPEARANCE:**

John Zapfel, Deputy Chief of Staff, Office of the County Executive

Daniel Bukiewicz, Appointee, appeared and spoke regarding this item.

A motion was made by Supervisor Taylor that this Appointment be **RECOMMENDED FOR CONFIRMATION**. The motion **PREVAILED** by the following vote:

**Aye:** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

**Excused:** 1 - Rainey

**PUBLIC HEARING  
(PUBLIC HEARING STATEMENT WILL BE READ)**

**DEPARTMENT OF HEALTH AND HUMAN SERVICES-1**

- 2      [14-679](#)      From the Director, Department of Health and Human Services, submitting an informational report regarding the 2015 HOME and Community Development Block Grant Allocation Process and Public Hearing. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments:      [REPORT](#)  
                                 [PUBLIC HEARING NOTICE](#)  
                                 [LETTER TO APPLICANTS](#)

**APPEARANCES:**

Jean Wolfgang, Housing Program Coordinator, Department of Health and Human Services  
Jill Organ, Assistant Chief of Planning & Development, Department of Parks, Recreation, and Culture

The public hearing notice was read into the record. The public was allowed an opportunity to comment on the 2015 Annual Plan.

The following people appeared and spoke regarding this item:

Mayor John Hohenfeldt, City of Cudahy  
Mark Luberda, Director of Administration, City of Franklin  
Todd Stuebe, Director of Community Development, City of Glendale  
James Shelenske, City Clerk, City of South Milwaukee  
Scott Jaquish, Director of Parks and Recreation, City of Greenfield  
Melinda Dejewski, City Engineer/Director of Public Works, City of St. Francis  
Matthew Janecke, Assistant Village Manager, Village of Brown Deer  
Sarah Jankowski, Assistant Village Manager, Village of Greendale  
Paul Baumgart, Deputy Clerk/Deputy Treasurer, Village of West Milwaukee  
Raymond Glowacki, Cudahy and St. Francis Interfaith and Project Concern  
Dave Goltz, Cudahy and St. Francis Interfaith and Project Concern  
Rachel Forman, Executive Director, Grand Avenue Club  
Carl Lockrem, Director of Development and Financial Management, Grand Avenue Club  
Sherrie Tussler, Executive Director, Hunger Task Force  
Lisa Bittman, Executive Director, Interfaith Older Adult Programs  
Bekki Schmidt, Assistant Director for Neighborhood Outreach, Interfaith Older Adult Programs  
Sylvan Leabman, President/Chief Executive Officer, Jewish Family Services  
Catherine Doyle, Legal Aid Society of Milwaukee  
Kori Schneider Peragine, Metropolitan Milwaukee Fair Housing Council  
Felita Daniels Ashley, Metropolitan Milwaukee Fair Housing Council  
Barbara Wanzo, Select Milwaukee  
Hector Hernandez, United Community Center  
Nichole Yunk Todd, Wisconsin Community Services  
Joshua Isham, Wisconsin Community Services

Amber Miller, Wisconsin Women's Business Initiative Corporation  
Patti Abbott, Hope House of Milwaukee  
Jim Farrell, Hope House of Milwaukee  
Matt Waltz, Wisconsin Regional Training Partnership  
Kevin Crampton, Wisconsin Regional Training Partnership

The following person appeared but did not speak regarding this item:  
Karen Malecki, City of Greenfield

This Informational Report was DISCUSSED WITH NO ACTION TAKEN.

The Committee took a break from 10:00 a.m. to 10:12 a.m. Upon reconvening at 10:12 a.m., a roll call was taken and all Committee members were present with the exception of Supervisor Rainey who was excused from today's meeting.

### COMMUNITY BUSINESS DEVELOPMENT PARTNERS-1

- 3     [14-15](#)     From the Director, Community Business Development Partners, submitting monthly informational reports providing an update on departmental waivers. **(Considered by the Committees on Transportation, Public Works, and Transit and Economic and Community Development.) (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments:     [UPDATED SEPTEMBER REPORTS](#)  
[Audio TPWT 09/10/14](#)  
[CB Resolution](#)

**APPEARANCE:**  
Rick Norris, Director, Community Business Development Partners

A motion was made by Supervisor Taylor that this Reference File be **RECOMMENDED TO BE RECEIVED AND PLACED ON FILE.** The motion **PREVAILED** by the following vote:

**Aye:** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

**Excused:** 1 - Rainey

The Committee took a break from 12:05 p.m. to 12:46 p.m. Upon reconvening at 12:47 p.m., a roll call was taken and all Committee members were present with the exception of Supervisor Rainey who was excused from today's meeting.

### O'DONNELL WORKGROUP-1

- 4      [14-648](#)      **2014 Budget Amendment 1B003:** From the O'Donnell Park Workgroup, submitting an informational report on the Fiscal Analysis regarding the Disposition of the O'Donnell Park Facility. **(Considered by the Committees on Economic and Community Development and Parks, Energy, and Environment) (INFORMATIONAL ONLY)**

Attachments:      [REPORT](#)  
                                 [NET INCOME \(2008-2014\)](#)  
                                 [PROJECTED NET INCOME \(2015-2021\)](#)  
                                 [SUMMARY OF SEPTEMBER 10, 2014, PUBLIC COMMENTS](#)  
                                 [CB Resolution](#)

**APPEARANCES:**

Jill Suurmeyer, Research and Policy Analyst, Office of the Comptroller  
Scott Manske, Milwaukee County Comptroller  
Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services

Ms. Suurmeyer distributed a Summary of Public Comments from the September 10, 2014, Joint Special Meeting of the Committees on Economic and Community Development and Parks, Energy, and Environment. The Summary is attached to this file.

Supervisor Schmitt inquired about the parking structure, what could happen in 20 years, and what language could be added to the contract regarding future construction at the site. He requested that Mr. Whaley-Smith send documentation of his response to Committee members.

A motion was made by Supervisor Johnson, Jr., that this Informational Report and the Summary be **RECOMMENDED TO BE RECEIVED AND PLACED ON FILE**. The motion **PREVAILED** by the following vote:

**Aye:** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

**Excused:** 1 - Rainey

### ECONOMIC DEVELOPMENT-7

- 5      [14-723](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to accept Mr. Jerry Reigler's Offer to Purchase property at 1229 South 76th Street in the City of West Allis in the amount of \$65,000 to be used as part of the County Housing Program.

**Attachments:**    [REPORT](#)  
                          [RESOLUTION](#)  
                          [FISCAL NOTE](#)  
                          [RESIDENTIAL OFFER TO PURCHASE](#)  
                          [APPRAISAL](#)  
                          [AREA MAP](#)  
                          [CB Resolution](#)

**APPEARANCES:**

David Cialdini, Project Manager, Economic Development Division, Department of Administrative Services

James Mathy, Housing Administrator, Department of Health and Human Services (DHHS)

Supervisor John Weishan, Jr., District 16

Hector Colon, Director, DHHS

Paul Bargren, Corporation Counsel

Jerry Reigler, owner, Next Step Residential Services (NRS), appeared and spoke in favor of this item.

Doug Sveda, Director of NRS and Partner of NRS Properties, registered but did not speak regarding this item.

A motion was made by Supervisor Taylor that this Action Report be LAID OVER FOR ONE MEETING CYCLE to the regular October meeting. This motion was later withdrawn.

A motion was made by Supervisor Taylor that this Action Report be REFERRED TO CORPORATION COUNSEL FOR A LEGAL OPINION. The motion FAILED by the following vote:

**Aye:** 2 - Schmitt and Taylor

**No:** 3 - Bowen, Johnson Jr. and Jursik

**Excused:** 1 - Rainey

A motion was made by Supervisor Taylor that this Action Report be LAID OVER FOR ONE MEETING CYCLE to the regular October meeting. The motion FAILED by the following vote:

**Aye:** 1 - Taylor

**No:** 4 - Bowen, Schmitt, Johnson Jr. and Jursik

**Excused:** 1 - Rainey

A motion was made by Supervisor Johnson, Jr., that this Action Report be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

**Aye:** 4 - Bowen, Schmitt, Johnson Jr. and Jursik

**No:** 1 - Taylor

Excused: 1 - Rainey

- 6      [14-724](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to amend the Amended Option to Purchase Block 6E in the Park East Corridor and to approve of an assignment from Rainier Properties II, LLC, to Milwaukee River Partners I, LLC.

**Attachments:**      [REPORT](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [PRESENTATION](#)  
                                  [CB Resolution](#)

**APPEARANCES:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services (DAS)  
Emily Van Deraa, Project Manager, Economic Development Division, DAS

The following people appeared and spoke regarding this item:

Jon Hammes, Milwaukee River Partners I, LLC (MRP)  
Rocky Marcoux, Commissioner, Department of City Development, City of Milwaukee

Gary Zwirlein, MRP, registered in favor of this item but did not speak.

Mr. Whaley-Smith and Ms. Van Deraa delivered an electronic presentation which is attached to this file.

A motion was made by Supervisor Johnson, Jr., that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

Excused: 1 - Rainey

- 7      [14-725](#)      From the Director of County Economic Development, Department of Administrative Services, requesting authorization to amend terms of an agreement, County Certified Resolution File 14-501, for Milwaukee County's sale of five tax deeded properties to the City of West Allis.

**Attachments:**      [REPORT](#)  
                                  [RESOLUTION](#)  
                                  [FISCAL NOTE](#)  
                                  [MOU](#)  
                                  [CB Resolution](#)

**APPEARANCE:**

David Cialdini, Project Manager, Economic Development Division, Department

of Administrative Services

A motion was made by Supervisor Bowen that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following vote:

**Aye:** 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

**Excused:** 1 - Rainey

8 [14-8](#)

From the Director of County Economic Development, Department of Administrative Services, submitting an informational monthly report on the Status of Excess Property Sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

**Attachments:** [SEPTEMBER REPORT](#)

**APPEARANCE:**

David Cialdini, Project Manager, Economic Development Division, Department of Administrative Services

Supervisor Taylor called attention to 8143 South 34th Street, Franklin, on the properties list. He requested that Mr. Cialdini prepare to discuss this property with him during the week of September 15, 2014.

This Reference File was **INFORMATIONAL ONLY**.

9 [14-745](#)

From the Director of County Economic Development, Department of Administrative Services, requesting authorization to apply for, accept, and implement a Community Development Investment Grant in a maximum amount of \$50,000 from the Wisconsin Economic Development Corporation to assist in the development of a Land Use and Water Resource Plan for the area in and around Milwaukee's Inner Harbor in partnership with Harbor District, Inc., and the City of Milwaukee. **(Referred to the Committees on Economic and Community Development and Finance, Personnel, and Audit)**

**Attachments:** [REPORT](#)  
[RESOLUTION](#)  
[FISCAL NOTE](#)  
[CB Resolution \(ECD\)](#)  
[CB Resolution \(FPA\)](#)

**APPEARANCE:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services

Lilith Fowler, Harbor District, Inc., registered in favor of this item and delivered an electronic presentation.

A motion was made by Supervisor Johnson, Jr., that this Action Report be **RECOMMENDED FOR ADOPTION**. The motion **PREVAILED** by the following

vote:

Aye: 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

Excused: 1 - Rainey

Item #s 10 and 11 were considered together.

**(CLOSED SESSION - 2 ITEMS)**

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), due to competitive and bargaining reasons, to discuss negotiations for the potential sale of county property. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary.

Corporation Counsel Paul Bargren indicated that it was appropriate to discuss Item #s 10 and 11 in closed session.

A motion was made by Supervisor Bowen to ADJOURN INTO CLOSED SESSION under the provisions of Wisconsin Statutes, Section 19.85(1)(e) for the purpose of discussing Item #s 10 and 11. The motion PREVAILED by the following vote:

Aye: 5 - Bowen, Schmitt, Johnson Jr., Taylor and Jursik

Excused: 1 - Rainey

The Committee was in Closed Session from 1:58 p.m. to 2:50 p.m. Upon reconvening at 2:50 p.m., a roll call was taken and all members were present with the exception of Supervisor Rainey, who was excused from today's meeting.

- 10     [14-722](#)     From the Director of County Economic Development, Department of Administrative Services, submitting an informational report on the Status of City Campus Community Visioning Session. **(Considered by the Committees on Transportation, Public Works, and Transit, and Economic and Community Development) (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments:     [REVISED REPORT](#)  
                              [MEETING SUMMARY](#)  
                              [Audio TPWT 09/10/14](#)

APPEARANCE:  
Paul Bargren, Corporation Counsel

A portion of this item was discussed in closed session.

This Informational Report was DISCUSSED WITH NO ACTION TAKEN.



11 [14-9](#)

From the Director of County Economic Development, Department of Administrative Services, providing a written report on the Status of Negotiations with Barrett Visionary Development, including Title Issues. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

Attachments:    [SEPTEMBER REPORT](#)  
[EXHIBIT A COUTURE PRESENTATION](#)  
[EXHIBIT B LAKEFRONT PLAN](#)  
[EXHIBIT C APPRAISAL](#)

**APPEARANCES:**

Teig Whaley-Smith, Director of County Economic Development, Department of Administrative Services  
Paul Bargren, Corporation Counsel

The following people appeared and spoke in favor of this item:

Rick Barrett, Barrett Visionary Development  
Matt Rinka, Rinka Chung Architecture  
Rocky Marcoux, Commissioner, Department of City Development, City of Milwaukee  
Dr. Eve Hall, President/Chief Executive Officer, African American Chamber of Commerce  
Jorge Franco, Chief Executive Officer, Hispanic Chamber of Commerce  
Ken Kraemer, Executive Director, Building Advantage

A portion of this item was discussed in closed session.

Supervisor Johnson, Jr., requested that Mr. Whaley-Smith provide information in writing including any correspondence, laws, and administrative rules regarding the mitigation of transportation dollars and the federal government's position on the proposal. Mr. Whaley-Smith will provide a memo in response.

This Reference File was INFORMATIONAL ONLY.

The foregoing items were not necessarily considered in agenda order.

Length of meeting: 8:32 a.m. to 3:00 p.m.

**Adjourned,  
Alexis Gassenhuber  
Committee Coordinator**

Deadline for the next meeting: The next regular meeting for the Economic and Community Development Committee is Monday, October 27, 2014. All items must be in the Committee Clerk's possession by the end of the business day on Monday, October 13, 2014. There will be a special meeting of the Economic and Community Development Committee on Monday, September 22, 2014, at 9:00 a.m.