

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

DATE: November 8, 2010

TO: Lee Holloway, Milwaukee County Board Chairman

FROM: Damon M. Dorsey, Director of Economic Development

SUBJECT: Proposed development of Milwaukee County Comprehensive Economic Development Plan by the SEWRPC.

BACKGROUND

Milwaukee County has never had a Comprehensive Economic Development Plan – an economic development “Blueprint” – to guide the County’s economic development decisions, clarify its priorities and monitor its progress. Having such a plan is not a prerequisite for success in a world increasingly defined by rampant globalization, but it helps. Indeed, despite lacking a formal planning process, Milwaukee County has managed to develop some of the County’s most significant assets – parks system, transit system, and Mitchell International Airport. However, to be sustainable in this highly competitive global economic system, governmental entities must develop strategies that; build networks, leverage resources, maximize opportunities, and create a highly competitive economy – an economy that can effectively compete in the global marketplace for investment and jobs.

Many counties that Milwaukee County competes with for investment and jobs have already focused on implementing ongoing planning processes that expands their capacity to prepare for and respond to the changes that increasingly competitive economic conditions is certain to bring. For example, Allegheny County (Pittsburgh) has created a plan called “Allegheny Places” to guide local economic development decisions; and St. Louis County has developed a strategic plan called “Shaping the Future”, which they update every five years. For these counties, having a planning process is not an end in itself but an ongoing process of restructuring and renewal.

Closer to home, all counties in the seven-county region have had Comprehensive Economic Development Plans developed by the SEWRPC, except for Milwaukee County. A strange incident given that the county of Milwaukee is the 44th largest county in the United States, the 7th largest in the Midwest, the economic and cultural engine of Wisconsin, the most populated, diverse and youngest (average age of residents) county in the state of Wisconsin.

The current trends in the county of Milwaukee only reinforce the need for planning: Over the past thirty years the county of Milwaukee has lost more manufacturing jobs than any other county in the State; the County has experienced declining population; the tax base is eroding while, at the same time, the tax burden is increasingly overwhelming; recently, the largest municipality in the county, Milwaukee, was identified as the fourth poorest

city in the United States. Surely, and plain to see, if there were any county in the region that needs a Comprehensive Economic Development Plan it is Milwaukee County.

Given the unambiguous need to develop a Comprehensive Plan for Milwaukee County, I approached the SEWRPC to consider developing such a plan. At this point, some background on the SEWRPC may be helpful: The Southeast Wisconsin Regional Planning Commission (SEWRPC) is responsible for planning in southeast Wisconsin. SEWRPC was created to provide objective information and professional planning initiatives to help solve problems and to focus regional attention on key issues of regional consequence. Regional planning provides a meaningful technical approach to the proper planning and design of public works systems, such as: Highways, Transit, Sewerage, Water Supply, Park and Open Space Facilities. Each year the SEWRPC receives roughly \$800,000 from a special assessment in Milwaukee County; this amount represents roughly half of the amount that the SEWRPC receives from local governments in the Milwaukee region. Since 1960, the SEWRPC has created a number of infrastructure and environmental studies on southeastern Wisconsin and Milwaukee County.

The SEWRPC has agreed to develop a Comprehensive Economic Development Plan for Milwaukee County, and cover the cost of the plan (the cost of the plan is estimated to cost at least \$100,000). Attached is an outline and timeline for developing a Comprehensive Economic Development Plan for Milwaukee County. The Plan will look at the current economic condition of Milwaukee County, inventory current economic development efforts, identify high impact projects to create long-term value, and develop strategies to support private sector investment and job growth in Milwaukee County. The process is expected to take approximately 10 months to complete, will require a significant amount of participation from various stakeholders in the community and will include a public input process. Ultimately, the Plan will be presented to the County Board for approval.

The development of the Milwaukee County Comprehensive Economic Development plan will also position the County to fully participate in the development of the broader Regional Comprehensive Economic Development plan, and the creation of a regional Economic Development Entity (EDD). The EDD designation will qualify Milwaukee County to apply for economic development funds, as part of a broader regional effort, from the Economic Development Administration (EDA), a federal agency.

RECOMMENDATION

Staff respectfully requests that the Committee on Economic and Community Development recommend to the Milwaukee County Board of Supervisors a resolution supporting the creation of the Milwaukee County Comprehensive Economic Development Plan.

FISCAL NOTE

The development of the Milwaukee County Comprehensive Economic Development plan will be done by the SEWRPC, at no direct cost to Milwaukee County.

Damon M. Dorsey,
Director of Economic Development

Meeting Date: December 6, 2010
Attachments

cc: Scott Walker, Milwaukee County Executive
Supervisor Theo Lipscomb, District 1
Tom Nardelli, Chief-of-Staff, County Executive's Office
Terry Cooley, Chief-of-Staff, County Board of Supervisors
Jack Takerian; Director, Transportation and Public Works

cd\committee\MilwaukeeCountyPlan

PROPOSED SCOPE OF WORK ECONOMIC DEVELOPMENT PLAN FOR MILWAUKEE COUNTY

At the request of the Milwaukee County Director of Economic Development, the SEWRPC staff has prepared the following proposed scope of work for the preparation of a comprehensive economic development plan for Milwaukee County.

Study Elements

1. Study Organization

The first step or element in the process will be the appointment of an Economic Development Plan Advisory Committee by Milwaukee County. The Committee should include representatives from County and municipal government, the Milwaukee Area Workforce Investment Board, regional economic development organizations, area universities, area businesses and business organizations, and minority and labor groups. Also as part of this first step of the study, the study scope of work should be reviewed and refined as necessary by the Study Advisory Committee and the Milwaukee County Economic and Community Development Committee. The Advisory Committee and Milwaukee County Economic and Community Development Committee will also review the purpose of the plan to be outlined by the Commission staff with the assistance of the Milwaukee County Director of Economic Development. The identification of the plan purpose will help to ensure a common understanding of the economic development plan to be prepared. The plan purpose could include improving business retention, increasing business attraction, enhancing entrepreneurial development, and achieving greater equity in employment and income across the County.

2. Review of Economic Development Conditions in Milwaukee County

Drawing upon readily available data, an analysis will be prepared of the present economic conditions in Milwaukee County, and historic trends. This will include population size, distribution, and characteristics; labor force characteristics; income and educational characteristics, and the structure of the County's economy, including identification of economic clusters, or industry concentrations. Southeastern Wisconsin Region, State of Wisconsin, and national economic trends will also be reviewed.

3. Assessment of County Infrastructure

Based upon available data, an assessment will be made of County infrastructure including: transportation (arterial streets and highways including freeways, public transit, airports, railroads,

and ports), utilities (water supply, sanitary sewerage, electric power, natural gas, and communications), parks and open space, educational infrastructure (primary and secondary schools and higher education institutions), and community services (police and fire protection, hospitals, and libraries). Also, air quality in Milwaukee County will be assessed, particularly the nonattainment of national air quality standards and the attendant implications. Many of the above elements define in part the County's quality of life and/or economic competitiveness with other areas.

4. Analysis of Existing Economic Development Efforts in Milwaukee County

Economic development planning and related activities are being carried out on a day-to-day basis in Milwaukee County by a wide variety of agencies, organizations, and institutions. In this work step, these activities will be summarized and characterized. Included in this effort will be the work programs of neighborhood-based organizations, business groups and organizations, universities, local units of government, and regional organizations.

Some organizations and groups have extensively analyzed their jurisdictional areas' economic conditions and established strategies for economic growth. The preparation of an economic development plan for Milwaukee County should review and consider the findings and conclusions of those analyses, and the economic development strategies that have been identified and are being implemented.

This step of the study will entail identification of the agencies, organizations, and institutions involved in economic development in Milwaukee County; review and analysis of the findings and conclusions of the assessments that have been conducted of the Milwaukee County economy; and review and analysis of the economic development strategies that have been identified and implemented.

5. Surveys of Economic Development Activities and Needs

Under this work step, a number of focus groups would be convened of those in Milwaukee County who have an interest in economic development matters, including Milwaukee County elected officials, neighborhood-based economic development organizations, businesses and business groups and organizations, universities, and local units of government. It is envisioned that there will be three focus groups: businesses, business groups, and universities; economic development staff of local units of government and neighborhood- and community-based economic development organizations; and, elected officials of Milwaukee County and Milwaukee County cities and villages. The focus group participants will be asked to consider the purpose of the economic

development plan, discuss existing and potential future economic conditions in Milwaukee County, assess the problems and obstacles for economic growth in Milwaukee County along with the unique strengths of Milwaukee County, and discuss goals, objectives, and actions that should be considered to be implemented to advance economic growth in Milwaukee County. The focus groups would be held after the previous steps in the planning effort have been completed, so as the focus groups consider economic development goals, objectives, and actions, they may consider the information developed on Milwaukee County economic conditions and trends, Milwaukee County infrastructure, and economic development analyses which have been conducted, and goals, objectives, and actions recommended and implemented, by economic development organizations and local units of government within Milwaukee County.

6. Formulation of a Milwaukee County Economic Development Plan

Drawing from the results of the assessment of the economic development analyses and strategies of existing economic development efforts in Milwaukee County, and the results of the focus group sessions and discussions, economic development goals for Milwaukee County will be defined, along with more specific and measurable objectives. An economic development vision statement will be prepared which incorporates the defined goals and objectives. Performance measures which would assess the degree to which the objectives are being achieved over time will also be established. An action plan will be prepared listing the projects, programs, and activities recommended to be implemented to achieve each objective, and efforts will be made to prioritize these actions, identifying those actions which are of greatest need and importance. The time schedule for the implementation of each recommended action will be proposed, with some actions potentially not being proposed for implementation, but rather for possible future consideration. Also, the responsibilities for implementing each action will be identified, including those for Milwaukee County and other agencies and organizations.

Potential funding sources to implement each action will be identified. The funding programs of the U.S. Department of Commerce Economic Development Administration (EDA) will be reviewed, along with the guidelines applied by the EDA in determining the awarding of EDA funding to projects. The criteria applied by EDA to establish the maximum grant rate of EDA funding to projects in Milwaukee County will be discussed.

The relationship of this County economic development plan to areawide and State economic development strategies and priorities also will be assessed and discussed.

The Milwaukee County economic development plan will first be prepared as a preliminary recommended plan by the Commission staff and the Milwaukee County Director of Economic Development. The preliminary plan will be reviewed and refined by the Advisory Committee and the Milwaukee County Economic and Community Development Committee. Public comment will be obtained on the preliminary plan through a series of public meetings and outreach efforts. A final recommended plan will then be prepared for approval by the Advisory Committee and Milwaukee County Economic and Community Development Committee.

Time Schedule

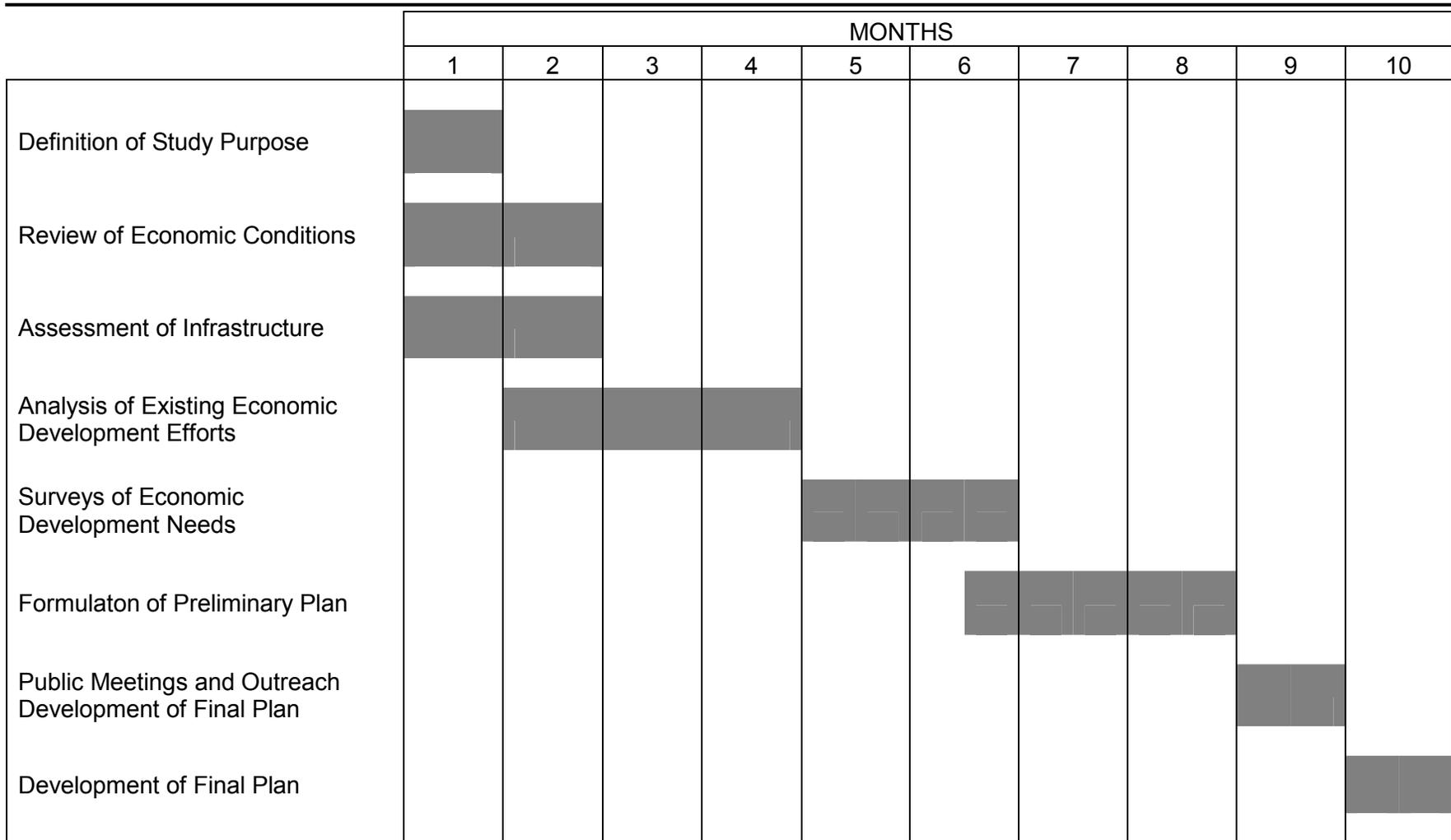
Figure 1 presents a proposed study time schedule. The preparation of the Milwaukee County economic development plan would require an estimated 10 months to complete and would be initiated upon receiving authorization from Milwaukee county to proceed with the study, and the appointment by Milwaukee County of an Economic Development Plan Advisory Committee.

* * *

KRY/dad
11/3/10
#153855 v1 - Preliminary Draft - Milw Cty. Economic Development

Figure 1

MILWAUKEE COUNTY ECONOMIC DEVELOPMENT PLAN TIME SCHEDULE



SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 • TELEPHONE (262) 547-6721
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WAUKESHA



November 4, 2010

Mr. Damon Dorsey, Director
Milwaukee County Department of
Economic Development
2711 W. Wells Street
Milwaukee, WI 53208

Dear Mr. Dorsey:

Attached to this letter is a proposed scope of work for a Milwaukee County economic development plan. The scope of work was prepared at your request and with your guidance. Upon receiving approval from Milwaukee County to initiate this planning effort, and the appointment by Milwaukee County of an Advisory Committee to guide and direct the Commission staff in the conduct of the study, the Commission staff will initiate the work of the study.

The Commission staff looks forward to working with you on this important effort for Milwaukee County.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Kenneth R. Yunker, P.E.
Executive Director

KRY/dad
#154301 v1 - Milw Cnty ED Plan Scope of Work

Enclosure (#153855)

RECEIVED

NOV 05 2010

MILWAUKEE COUNTY
DEPT. OF PUBLIC WORKS

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

2

DATE: November 23, 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board

FROM: Geri Lyday, Interim Director, DHHS
Prepared by: James Mathy, Special Needs Housing Manager, Housing Division, DHHS

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO APPLY FOR \$3,000,000 FROM THE STATE TRUST FUND LOAN PROGRAM FOR THE PUPOSES OF FUNDING VARIOUS SPECIAL NEEDS HOUSING DEVELOPMENTS.

Policy Issue

County Board approval is required to apply for funds from the State Trust Fund through the Commissioners of Public Lands. The Interim Director, DHHS, requests Board approval for the Housing Division to apply for \$3 million to support the development of various special needs housing programs.

Background

In February of 2007, the County Executive proposed and the County Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to provide partial financing for the development of supportive housing in Milwaukee County. The fund has been financed through low-interest loans from the State of Wisconsin Trust Funds Loan Program. The 2007, 2008 and 2009 adopted county budgets each authorized borrowing of \$1 million from this state fund.

Wisconsin school districts and municipalities, as defined by Section 67.01(5) of the Wisconsin Statutes, are eligible to borrow from the Trust Fund, as well as counties, cities, villages, towns, technical college districts, metropolitan sewerage districts, town sanitary districts, public inland lake protection and rehabilitation districts, and drainage districts.

The Board has approved resolutions committing CHTF financial support for seven permanent supportive housing developments since the fund was created. Those developments and their CHTF amounts funding are:

- United House, a 24-unit permanent supportive housing development at 25th & Center Sts., which opened in late August 2008. This project is a joint initiative of Cardinal Capital Management and Our Space, a service provider. The project received \$348,450 of CHTF funding.

- Prairie Apartments, a 24-unit permanent supportive housing development at 12th St. & Highland Ave. which opened in April of 2009. This project is a joint initiative of Heartland Housing and Guest House of Milwaukee, a service provider. The project received \$157,544 in CHTF financing.
- Washington Park Apartments, a 24-unit permanent supportive housing development for families located in the 3900 block of West Lisbon Ave. This project is an initiative of United Methodist Children's Service, a developer and the project's service provider. The project opened in December 2009 and received \$277,000 of CHTF funding.
- Johnston Center Residences, a 91-unit permanent supportive housing development located at 13th St. and Windlake Ave. This project is a joint initiative of Mercy Housing Lakefront and Hope House, a service provider. The project is currently under construction and has been approved to receive \$750,000 of CHTF funding over two years.
- Empowerment Village-National, a 35-unit permanent supportive housing development located at 1527 W. National Ave. This project is a joint initiative of Cardinal Capital Management and Our Space, a service provider. The project is currently under construction and has been approved to receive \$500,000 of CHTF funding.
- Empowerment Village-Lincoln, a 30-unit permanent supportive housing development located at 525 W. Lincoln Ave. This project is a joint initiative of Cardinal Capital Management and Our Space, a service provider. The project is currently under construction and has been approved to receive \$500,000 of CHTF funding.
- Capuchin Apartments, a 38-unit permanent supportive housing development located at 2500 W. Fond du Lac Ave. This project is a joint initiative of Heartland Housing Inc. and St. Ben's Meal, a service provider. The project is currently under construction and has been approved to receive \$375,000 of CHTF funding.

These projects account for a total of \$2,907,994 in CHTF commitments since the CHTF was created and has assisted in the development of 266 supportive housing units. The remaining balance of \$92,006 is currently unallocated.

This report seeks approval to apply for an additional \$3 million in funds from the State Trust Fund. This would bring the total borrowing from the State Trust Fund to \$6 million. The additional \$3 million is needed to fund four more housing developments. The requests for funding are included in four separate reports to the County Board this December cycle. The funding requests include \$625,000 to Community Advocates (Autumn West), \$2,250,000 to Jewish Family Services (Deerwood Crossings Housing Development), \$92,000 to Phoenix Care Systems (Crisis Respite) and \$100,000 to United Methodist Children's Services (UMCS Phase III).

These funding requests total \$3,067,000 and would be funded by the new \$3 million loan from the State Trust Fund and \$92,006 in remaining funds from the existing \$3 million loan. The allocation of funding is contingent upon these agencies securing the full financing from other sources in order to develop the housing developments.

The supportive housing developments that have received funding from the CHTF have proven to be very beneficial not only to the recovery efforts of tenants of supportive housing, but they have made a dramatic impact on the use of public services. United House, Milwaukee County's first supportive housing development, has had excellent outcomes with the assistance of on-site services through Our Space. From their initial annual outcome report, all 24 residents avoided being arrested or incarcerated while involved in the United House Supportive Housing program. Ninety-two percent of participants did not require any hospitalization stays.

Due to the downturn in the economy, it has become increasingly difficult for developers to find the required financing necessary to fund supportive housing. Without gap financing mechanisms such as housing trust funds or other local funding options to provide low-interest loans, many developments are not able to move forward. To encourage the development of supportive housing, the Wisconsin Housing and Economic Development Authority (WHEDA) had a 10 % set-aside of Low Income Housing Tax Credits (LIHTC) in the previous year's Qualified Allocation Plan. Due to economic conditions, there were no supportive housing developers that applied for tax credits. It remains important that the County work with developers and service providers to offer creative financing mechanisms to encourage supportive housing projects to apply for WHEDA funding.

In previous years, Milwaukee County has used State Trust Fund Loan dollars to give grants to developers for supportive housing developments that housed consumers from the Milwaukee County Behavioral Health Division. Developments needed to meet the limited criteria for the Milwaukee County Special Needs Housing Trust Fund. The Housing Division is proposing to diversify the way that Trust Fund Loan dollars are allocated. This would include offering certain projects low-interest loans instead of grants to offset the County's interest payments to the State Trust Fund. The Housing Division is also proposing to allow projects to receive State Trust Fund dollars that do not meet the initial criteria of the County Housing Trust Fund if they are found to be meeting the recovery needs of consumers from the Behavioral Health Division or Disabilities Services Division.

Recommendation

The Interim Director, DHHS, or designee recommends approval to authorize the Housing Division to apply for an additional \$3 million from the State Trust Fund Loan Program for the purposes of funding various special needs housing developments.

The Interim Director, DHHS, or designee also recommends authorization to negotiate and execute an agreement with the developer to ensure compliance with the terms and conditions governing the use of trust fund monies and to accomplish such other objectives as will best serve the county and its clients.

Respectfully Submitted,

A handwritten signature in black ink that reads "Geri A. Lyday". The signature is written in a cursive style with a large, prominent "G" and "L".

Gerri Lyday, Interim Director
Department of Health and Human Services

cc: Scott Walker, County Executive
Cindy Archer, Director – DAS
Antionette Thomas-Bailey - DAS
Glenn Bultman – County Board Staff
Linda Durham – Committee Clerk

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

File No.
(Journal,)

1
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3
4 (ITEM) FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY
5 BOARD APPROVAL TO APPLY FOR \$3,000,000 FROM THE STATE TRUST
6 FUND LOAN PROGRAM FOR THE PUPOSES OF FUNDING VARIOUS SPECIAL
7 NEEDS HOUSING DEVELOPMENTS by adoption of the following:

A RESOLUTION

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11 WHEREAS, in February of 2007, the County Executive proposed and the County
12 Board approved receiving initial funding from the State Trust Fund Loan Program to
13 provide gap financing to assist in developing units of supportive housing in Milwaukee
14 County; and

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16 WHEREAS, Trust Fund financing has led to 266 units of permanent supportive
17 housing in Milwaukee County; and

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19 WHEREAS, Milwaukee County continues to have an unmet need in developing
20 special needs housing; and

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22 WHEREAS, Milwaukee County can expand the type of developments that are
23 funded by offering grants as well as low interest loans; and

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25 WHEREAS, supportive housing developments continue to require gap financing to
26 be successful. Now, therefore,

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28 BE IT RESOLVED, that the Milwaukee County Board of Supervisors approves
29 and authorizes the Milwaukee County Housing Division to apply for \$3,000,000 from the
30 State Trust Fund Loan Program for the purposes of funding various special needs housing
31 developments; and be it

32
33 FURTHER RESOLVED, that the Interim Director, DHHS or designee is authorized
34 to negotiate and execute an agreement with the developer which ensures compliance with
35 the terms and conditions governing the use of Trust Fund monies and which accom-
36 plishes such other objectives as will best serve the county and the housing needs of our
37 behavioral health system's consumers; and be it

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39 FURTHER RESOLVED, that the allocation of Trust Fund dollars is contingent on
40 the developer providing evidence to the satisfaction of Department staff that the devel-
41 oper has received or will receive funding and subsidies sought from other sources and
42 identified in the development proposal.

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: 11/16/10

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO APPLY FOR \$3,000,000 FROM THE STATE TRUST FUND LOAN PROGRAM FOR THE PUPOSES OF FUNDING VARIOUS SPECIAL NEEDS HOUSING DEVELOPMENTS

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below)
<input type="checkbox"/> Absorbed Within Agency's Budget
<input type="checkbox"/> Not Absorbed Within Agency's Budget
<input type="checkbox"/> Decrease Operating Expenditures
<input checked="" type="checkbox"/> Increase Operating Revenues
<input type="checkbox"/> Decrease Operating Revenues | <input type="checkbox"/> Increase Capital Expenditures
<input type="checkbox"/> Decrease Capital Expenditures
<input type="checkbox"/> Increase Capital Revenues
<input type="checkbox"/> Decrease Capital Revenues
<input type="checkbox"/> Use of contingent funds |
|---|--|

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	3,000,000
	Revenue	0	3,000,000
	Net Cost	0	0
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.**
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.**
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.**
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.**

A. The Interim Director, Department of Health and Human Services, is requesting County Board approval to apply for \$3,000,000 from the County's Allocation of State Trust Fund dollars for the purpose of funding various Special Needs Housing Developments.

Due to the downturn in the economy, it has become increasingly difficult for developers to find the required financing necessary to fund supportive housing. Without gap financing mechanisms such as housing trust funds or other local funding options to provide low-interest loans, many developments are not able to move forward.

Beginning in 2011, the Housing Division is proposing to diversify the way that Trust Fund Loan dollars are allocated, including offering certain projects low-interest loans instead of grants to offset the County's interest payments to the State Trust Fund. The Housing Division is also proposing to allow projects to receive State Trust Fund dollars that do not meet the initial criteria of the County Housing Trust Fund if they are found to be meeting the recovery needs of consumers from the Behavioral Health Division or Disabilities Services Division.

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

B. This expenditure of \$3,000,000 is 100% offset by revenue from the County's allocation of State Trust Fund dollars.

C. There is no tax levy impact associated with approval of this request.

D. No assumptions are made.

Department/Prepared By DAS - Thomas F. Lewandowski

Authorized Signature



Did DAS-Fiscal Staff Review?

Yes

No

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

3

DATE: November 22, 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board

FROM: Geri Lyday, Interim Director, Department of Health & Human Services
Prepared by: James Mathy, Special Needs Housing Manager, Housing Division, DHHS

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO ALLOCATE \$2,250,000 OF FINANCING FROM THE STATE TRUST FUND TO JEWISH FAMILY SERVICES FOR THE SUPPORTIVE HOUSING DEVELOPMENT TO BE KNOWN AS DEERWOOD CROSSINGS

Policy Issue

County Board approval is required for expenditures of funds from the State Trust Fund through the Commissioners of Public Lands. The Interim Director, DHHS, requests Board approval for an allocation of 2,250,000 from the Fund to Jewish Family Services for the partial financing of the supportive housing development to be known as Deerwood Crossings.

Background

In February 2007, the County Executive proposed and the County Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to provide partial financing for the development of supportive housing in Milwaukee County. The fund has been financed through low-interest loans from the State of Wisconsin Trust Funds Loan Program.

JFS Project Description

Project Name: Deerwood Crossings

Location: W Bradley Rd. and Sherman

Service Provider: Jewish Family Services

Units: 60

Total Project Cost: \$11,270,000 (est.)

Tax Credits: \$8,520,000

County Loan Contribution: \$2,250,000 (recommended)

Interest Rate: County cost of funds + .25%

Term: 20 years (right to repay without penalty)

Amortization: 35 years (balloon principal payment due year 20)

Fee: .25% of total loan amount

Other Potential Assistance:

- Milwaukee County HOME funds
- Milwaukee County Section 8 vouchers for BHD consumers

Project Description

General Capital and Jewish Family Services are proposing to develop a new 60-unit residential facility in the Bradley Village neighborhood. The layout of the building, parking, and industrial facilities will continue to reinforce the Traditional Neighborhood Development concept previously approved for Bradley Village. The development will sit immediately adjacent to Bradley Road. Primary vehicular drop-off, surface parking, and access to underground parking will be south of the Development. A residential courtyard will be created, framed by a shopping center to the east of the Development. The courtyard will include a gazebo, trellis structure, and other outdoor amenities for resident use.

The new building will contain 60 one-bedroom and two-bedroom units. Each apartment will have a full kitchen, as all residents will live independently and cook for themselves. Each floor will include community areas, laundry and amenity rooms (e.g. fitness and business centers). The building will be three stories plus underground parking and fully served by two elevators. The east end of the ground floor will include offices for JFS and potentially a new senior center for the Village of Brown Deer. These uses will be completely separate from the apartments with secure entries.

The new 60-unit facility will serve individuals with a variety of needs. The Development will serve individuals with developmental disabilities, consumers with mental illnesses served by the Behavioral Health Division, and market rate units. Those with special needs will be served by JFS with support services, such as financial management assistance, employment training, and case management services. JFS's services will stress socialization and interaction as the primary goal of the facility will be to integrate persons with disabilities in independent environments.

The mission of Jewish Family Services is to provide supportive services that will strengthen families, children and individuals throughout the life cycle within the context of their unique needs and traditions. The Exceptional Needs program at Jewish Family Services assures that individuals with developmental disabilities and serious mental illness are given the opportunity to achieve their fullest potential. Last year, more than 100 families received professional services through case management, conservatorship, and advocacy work. The mission of this pro-

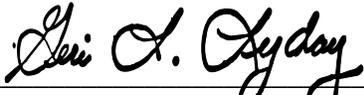
gram is to provide a continuum of services from preschool through the teenage years and into adulthood.

Recommendation

The Interim Director, DHHS, or designee recommends that the Board approve an allocation of \$2,250,000 from the State Trust Fund to JFS to support development of this project. The actual allocation of funds from the Fund will occur only when the developer provides evidence to the county indicating that it has obtained all other commitments of financial resources for the project.

The Interim Director, DHHS, or designee also recommends authorization to negotiate and execute an agreement with the developer to ensure compliance with the terms and conditions governing the use of trust fund monies and to accomplish such other objectives as will best serve the county and its clients.

Respectfully Submitted,



Gerri Lyday, Interim Director
Department of Health and Human Services

cc: Scott Walker, County Executive
Cindy Archer, Director – DAS
Antionette Thomas-Bailey - DAS
Glenn Bultman – County Board Staff
Jennifer Collins – County Board Staff
Linda Durham – Committee Clerk

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

File No.
(Journal,)

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4 **(ITEM) FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY**
5 **BOARD APPROVAL TO ALLOCATE \$2,250,000 OF FINANCING FROM THE**
6 **STATE TRUST FUND TO HEARTLAND HOUSING FOR THE SUPPORTIVE**
7 **HOUSING DEVELOPMENT TO BE KNOWN AS DEERWOOD CROSSINGS**

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A RESOLUTION

WHEREAS, in February of 2007, the County Executive proposed and the County Board approved receiving funding from the State Trust Fund Loan Program to provide gap financing to assist in developing units of supportive housing in Milwaukee County; and

WHEREAS, Trust Fund financing in the amount of \$2,250,000 has been requested to support the development of 60 units of decent, safe, affordable and permanent housing with support services in a project known as Deerwood Crossings; and

WHEREAS, this development project will, when completed, make units available to serve the housing needs of consumers in the county's behavioral health system; and

WHEREAS, this development will provide supportive services on-site for individuals catered to their specific recovery needs. Now therefore,

BE IT RESOLVED, that the Milwaukee County Board of Supervisors authorizes an allocation of \$2,250,000 from the Trust Fund to Jewish Family Services to support the development project known as Deerwood Crossings; and be it

FURTHER RESOLVED, that the Interim Director, DHHS or designee is authorized to negotiate and execute an agreement with the developer which ensures compliance with the terms and conditions governing the use of Trust Fund monies and which accomplishes such other objectives as will best serve the county and the housing needs of our behavioral health system's consumers; and be it

FURTHER RESOLVED, that the allocation of Trust Fund dollars is contingent on the developer providing evidence to the satisfaction of Department staff that the developer has received or will receive funding and subsidies sought from other sources and identified in the development proposal.

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: 11/16/10

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: From the Interim Director, Department of Health and Human Services, requesting County Board approval to allocate \$2,250,000 of Financing from the County's Allocation of State Trust Fund dollars to Jewish Family Services for the Supportive Housing Development to be known as "Deerwood Crossings"

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below)
<input type="checkbox"/> Absorbed Within Agency's Budget
<input type="checkbox"/> Not Absorbed Within Agency's Budget
<input type="checkbox"/> Decrease Operating Expenditures
<input checked="" type="checkbox"/> Increase Operating Revenues
<input type="checkbox"/> Decrease Operating Revenues | <input type="checkbox"/> Increase Capital Expenditures
<input type="checkbox"/> Decrease Capital Expenditures
<input type="checkbox"/> Increase Capital Revenues
<input type="checkbox"/> Decrease Capital Revenues
<input type="checkbox"/> Use of contingent funds |
|---|--|

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	2,250,000
	Revenue	0	2,250,000
	Net Cost	0	0
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.**
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.**
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.**
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.**

A. The Interim Director, Department of Health and Human Services, is requesting County Board approval to allocate \$2,250,000 of financing from the County's Allocation of State Trust Fund dollars to Jewish Family Services for the Supportive Housing Development to be known as "Deerwood Crossings".

Jewish Family Services is proposing to develop a new 60-unit residential facility in the Bradley Village neighborhood, with the new development continuing to reinforce the Traditional Neighborhood concept previously approved for Bradley Village.

The facility will serve individuals with a variety of needs including individuals with developmental disabilities and consumers with mental illnesses served by the Behavioral Health Division; units rented at market rates are also part of the development. Those with special needs will be served by JFS with support services, such as financial management assistance, employment training, and case management services. JFS's services will stress socialization and

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

interaction, as the primary goal of the facility will be to integrate persons with disabilities into independent environments.

B. This expenditure of \$2,250,000 is 100% offset by revenue from the County's allocation of State Trust Fund dollars.

C. There is no tax levy impact associated with approval of this request.

D. No assumptions are made.

Department/Prepared By DAS - Thomas F. Lewandowski

Authorized Signature *Levi A. Syday*

Did DAS-Fiscal Staff Review? Yes No

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

4

DATE: November 22, 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board

FROM: Geri Lyday, Interim Director, DHHS
Prepared by: James Mathy, Special Needs Housing Manager, Housing Division, DHHS

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO ALLOCATE \$625,000 OF FINANCING FROM THE COUNTY'S ALLOCATION OF STATE TRUST FUND DOLLARS TO COMMUNITY ADVOCATES FOR THE SUPPORTIVE HOUSING DEVELOPMENT TO BE KNOWN AS "AUTUMN WEST".

Policy Issue

County Board approval is required for expenditures of funds from the State Trust Fund through the Commissioners of Public Lands. The Interim Director, DHHS, requests Board approval for an allocation of \$625,000 from the Fund to Community Advocates for the partial financing of the supportive housing development to be known as Autumn West.

Background

In February of 2007, the County Executive proposed and the County Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to provide partial financing for the development of supportive housing in Milwaukee County. The fund is currently financed through low-interest loans from the State of Wisconsin Trust Funds Loan Program.

Autumn West Project Description

Project Name: Autumn West

Location: 3412 W. Lisbon Ave.

Service Provider: Community Advocates

Units: 21

Total Project Cost: \$2,600,000 (est.)

County Contribution: \$625,000 (recommended). This will be in the form of a no interest, deferred payment, 10 year loan

Other Assistance:

- \$1,500,000 in Community Development Block Grant Disaster Recovery Funds from the Wisconsin Department of Commerce
- Community Advocates has submitted an application for City of Milwaukee Housing Trust Fund dollars

Community Advocates is seeking to relocate the Autumn West and Transitional Housing Program from its current temporary quarters in the former Hillview nursing home at 1615 S. 22nd St, to a newly constructed facility. Community Advocates took over the operation of these programs from the American Red Cross. The Autumn West program is primarily funded by HUD to serve as an entry point into housing and the mental health system for individuals who are homeless and have a diagnosis of mental illness. This is accomplished by getting these individuals into housing as soon as possible, provide case management to assist them in applying for Social Security benefits, and to allow them to live as independently as possible. The Safe Haven program receives referrals from homeless shelters and outreach workers. This program admits individuals who do not have any source of income and who are not receiving case management.

The Transitional Housing Program (THP) is a seven bed transitional program that serves Milwaukee County Behavioral Health Division consumers. The intention of the program is to provide individuals with a temporary residence after they are discharged from the Milwaukee County Mental Health Complex. Once in the program, individuals are offered on-site assistance with activities of daily living and coordination with contracted case management agencies. Consumers successfully leave the program when they are placed into permanent housing.

Community Advocates has done extensive outreach in the neighborhood including community meetings. They have received letters of support for the proposed development, including Washington Park Partners (WPP). WPP is a collaborative group of stakeholders in the area that includes residents, businesses, organizations, and government officials.

On October 15 Community Advocates was granted a Special Use Permit and Variances from the Board of Zoning Appeals to construct this development to include a social service facility and transitional housing.

Recommendation

Staff recommends that the Board approve an allocation of \$625,000 from the County Housing Trust Fund to Community Advocates to support development of this project. The actual allocation of funds from the CHTF will occur only when the developer pro-

vides evidence to the county indicating that it has obtained all other commitments of financial resources for the project.

Staff further recommends that the Interim Director, DHHS, or designee be authorized to negotiate and execute an agreement with the developer to ensure compliance with the terms and conditions governing the use of trust fund monies and to accomplish such other objectives as will best serve the county and its clients.

Respectfully Submitted,



Geri Lyday, Interim Director
Department of Health and Human Services

cc: Scott Walker, County Executive
Cindy Archer, Director – DAS
Steve Kreklow, Fiscal & Budget Administrator – DAS
Joseph Carey – DAS
Pamela Bryant – DAS
Glenn Bultman – County Board Staff
Jennifer Collins – County Board Staff
Linda Durham – Committee Clerk

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

File No.
(Journal,)

1
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3
4 **(ITEM) FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD**
5 **APPROVAL TO ALLOCATE \$625,000 OF FINANCING FROM THE COUNTY SPE-**
6 **CIAL NEEDS HOUSING TRUST FUND TO COMMUNITY ADVOCATES FOR THE**
7 **SUPPORTIVE HOUSING DEVELOPMENT TO BE KNOWN AS “Autumn West”**
8

A RESOLUTION

9
10
11 WHEREAS, in February of 2007, the County Executive proposed and the County Board
12 approved receiving funding from the State Trust Fund Loan Program to provide gap financing to
13 assist in developing units of supportive housing in Milwaukee County; and
14

15 WHEREAS, Community Advocates has operated the Autumn West Program for home-
16 less adults and the Transitional Housing Program in partnership with the County Housing Divi-
17 sion; and
18

19 WHEREAS, Trust Fund financing in the amount of \$625,000 has been requested to support
20 the development of 21 units of decent, safe, affordable housing with support services in a project
21 known as Autumn West; and
22

23 WHEREAS, this development project will, when completed, make 21 units available to
24 serve the housing needs of consumers in the county’s behavioral health system as well as the
25 emergency shelter system. Now, therefore,
26

27 BE IT RESOLVED, that the Milwaukee County Board of Supervisors approves and au-
28 thorizes an allocation of \$625,000 from the Trust Fund to Community Advocates to support the
29 development project known as Autumn West; and be it
30

31 FURTHER RESOLVED, that the Interim Director, DHHS or designee is authorized to ne-
32 gotiate and execute an agreement with the developer which ensures compliance with the terms
33 and conditions governing the use of Trust Fund monies and which accomplishes such other ob-
34 jectives as will best serve the county and the housing needs of our behavioral health system’s
35 consumers; and be it
36

37 FURTHER RESOLVED, that the allocation of Trust Fund dollars is contingent on the de-
38 veloper providing evidence to the satisfaction of Department staff that the developer has received
39 or will receive funding and subsidies sought from other sources and identified in the develop-
40 ment proposal.

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: 11/16/10

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: From the Interim Director, Department of Health and Human Services, requesting County Board approval to allocate \$625,000 of Financing from the County's Allocation of State Trust Fund dollars to Community Advocates for the Supportive Housing Development to be known as "Autumn West".

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below)
<input type="checkbox"/> Absorbed Within Agency's Budget
<input type="checkbox"/> Not Absorbed Within Agency's Budget
<input type="checkbox"/> Decrease Operating Expenditures
<input checked="" type="checkbox"/> Increase Operating Revenues
<input type="checkbox"/> Decrease Operating Revenues | <input type="checkbox"/> Increase Capital Expenditures
<input type="checkbox"/> Decrease Capital Expenditures
<input type="checkbox"/> Increase Capital Revenues
<input type="checkbox"/> Decrease Capital Revenues
<input type="checkbox"/> Use of contingent funds |
|---|--|

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	625,000
	Revenue	0	625,000
	Net Cost	0	0
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.**
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.**
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.**
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.**

A. The Interim Director, Department of Health and Human Services, is requesting County Board approval to allocate \$625,000 of Financing from the County's Allocation of State Trust Fund dollars to Community Advocates for the Supportive Housing Development to be known as "Autumn West".

Community Advocates is seeking to relocate the Autumn West and Transitional Housing Program from its current temporary quarters in the former Hillview nursing home at 1615 S. 22nd St, to a newly constructed facility. The Autumn West program serves as an entry point into housing and the mental health system for individuals who are homeless and have a diagnosis of mental illness.

B. This expenditure of \$625,000 is 100% offset by revenue from the County's allocation of State Trust Fund dollars.

C. There is no tax levy impact associated with approval of this request.

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

D. No assumptions are made.

Department/Prepared By DAS - Thomas F. Lewandowski

Authorized Signature 

Did DAS-Fiscal Staff Review? Yes No

DATE: November 22, 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board

FROM: Geri Lyday, Interim Director, DHHS
Prepared by: James Mathy, Special Needs Housing Manager, Housing Division, DHHS

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO ALLOCATE \$100,000 OF FINANCING FROM THE COUNTY SPECIAL NEEDS HOUSING TRUST FUND TO UNITED METHODIST CHILDREN'S SERVICES FOR THE SUPPORTIVE HOUSING DEVELOPMENT TO BE KNOWN AS "UMCS PHASE III".

Policy Issue

County Board approval is required for expenditures of funds from the Special Needs County Housing Trust Fund (CHTF). The Interim Director, DHHS, requests County Board approval for an allocation of \$100,000 from the Fund to United Methodist Children's Services for the partial financing of the supportive housing development to be known as UMCS Phase III.

Background

In February 2007, the County Executive proposed and the County Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to provide partial financing for the development of supportive housing in Milwaukee County. The fund is currently financed through low-interest loans from the State of Wisconsin Trust Funds Loan Program.

UMCS Phase III is a supportive housing development project of the United Methodist Children's Services (UMCS) of Wisconsin with the development assistance of Community Development Advocates. The project in its entirety will be comprised of 24 scattered site units of safe, affordable and permanent housing for families. As part of the development, UMCS will be constructing a ten unit multi-family apartment building that will be permanent supportive housing. UMCS will be setting aside four of the ten units for Milwaukee County Behavioral Health Division consumers. These two-bedroom supported apartments are in extremely short supply, and county gap financing of this project helps to address an especially critical need for supportive housing. This development is "Phase 3" of UMCS's overall housing development. Phase 2 included Washington Park Apartments, a 24 unit supportive housing development for families. Ten of those units were set aside for BHD consumers and their children. This development has been very successful in meeting the needs of these individuals and the units have been at 100 percent occupancy. Washington Park Apartments also had been previously awarded Milwaukee County Housing Trust Fund dollars.

UMCS will also be the service provider for this project. In addition to its housing development experience, UMCS has been providing a variety of social, housing and other support services to children and families since 1962. Its transitional living program provides safe, affordable housing, on-site social services and childcare, with a comprehensive program designed to enable low-income, single parent families to become economically self-sufficient. Community Development Advocates, LLC (CDA), located at 2212 N. Martin Luther King, Jr. Drive, has extensive experience both in directly developing and in assisting several non-profit organizations in developing affordable housing in the community. Community Development Advocates served as a development consultant on the United House, Prairie Apartments, and Washington Park Apartments projects mentioned above.

Project Name: UMCS Phase III

Location: 3800 W. Lisbon Ave.

Service Provider: UMCS

Units: 24 scattered site units

Total Project Cost: \$5,337,071 for all units. \$2,169,636 for the 10 unit supportive housing multi-family building

Tax Credits: \$4,031,159 (awarded previously)

CHTF (County) Contribution: \$100,000 (recommended)

Other Assistance:

- 4 County Project-Based rent assistance vouchers.
- Developer has applied for City of Milwaukee Neighborhood Stabilization Program funds.

All zoning requirements have been through the City of Milwaukee and occupancy is expected in June 2012.

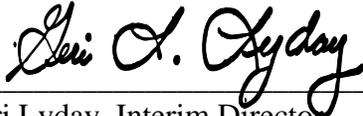
Recommendation

The Interim Director, DHHS, or designee, recommends that the Board approve an allocation of \$100,000 from the County Housing Trust Fund to UMCS to support development of this project. The actual allocation of funds from the CHTF will occur only when the developer provides evidence to the county indicating that it has obtained all other commitments of financial resources for the project.

The Interim Director, DHHS, or designee also recommends authorization to negotiate and execute an agreement with the developer to ensure compliance with the terms and conditions gov-

erning the use of trust fund monies and to accomplish such other objectives as will best serve the county and its clients.

Respectfully Submitted,

A handwritten signature in black ink that reads "Geri A. Lyday". The signature is written in a cursive style with a large, prominent "G" and "L".

Geri Lyday, Interim Director
Department of Health and Human Services

cc: Scott Walker, County Executive
Cindy Archer, Director – DAS
Pam Bryant - DAS
Antionette Thomas-Bailey, Analyst – DAS
Glenn Bultman, Analyst – County Board
Linda Durham, ECD Committee Clerk

County of Milwaukee
Inter-Office Communication

File No.
(Journal,)

1
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4 (ITEM *) From the Interim Director, DHHS, Requesting County Board Approval to Al-
5 locate \$100,000 of Financing from the County Special Needs Housing Trust Fund to
6 United Methodist Children’s Services for the Supportive Housing Development to be
7 Known as “UMCS Phase III” by adoption of the following:
8
9

10 **A RESOLUTION**

11
12 WHEREAS, in February of 2007, the County Executive proposed and the County
13 Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to pro-
14 vide gap financing to assist in developing units of supportive housing in Milwaukee
15 County; and
16

17 WHEREAS, CHTF financing in the amount of \$100,000 has been requested to
18 support the development of 24 units of safe, affordable and permanent housing with sup-
19 port services in a project known as UMCS Phase III; and
20

21 WHEREAS, this development project will, when completed, make 4 units avail-
22 able to serve the housing needs of consumers in the County’s behavioral health system;
23 and
24

25 WHEREAS, this project will be a continuation of UMCS’s successful Washington
26 Park Apartments, which has successfully opened and is currently providing supportive
27 housing for 10 consumers of the Milwaukee County Behavioral Health Division. Now,
28 therefore,
29

30 BE IT RESOLVED, that the Milwaukee County Board of Supervisors authorizes
31 an allocation of \$100,000 from the County Housing Trust Fund to UMCS to support the
32 development project known as UMCS Phase III; and be it
33

34 FURTHER RESOLVED, that the Interim Director, DHHS or designee is authorized
35 to negotiate and execute an agreement with the developer which ensures compliance with
36 the terms and conditions governing the use of County Housing Trust Fund monies and
37 which accomplishes such other objectives as will best serve the county and the housing
38 needs of our behavioral health system’s consumers; and be it
39

40 FURTHER RESOLVED, that the allocation of County Housing Trust Fund dollars is
41 contingent on the developer providing evidence to the satisfaction of Department staff
42 that the developer has received or will receive funding and subsidies sought from other
43 sources and identified in the development proposal.

County of Milwaukee
Inter-Office Communication

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: 11/16/10

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: From the Interim Director, DHHS, Requesting County Board Approval to Allocate \$100,000 of Financing from the County Special Needs Housing Trust Fund to United Methodist Children's Services for the Supportive Housing Development to be Known as "UMCS Phase III"

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below)
<input type="checkbox"/> Absorbed Within Agency's Budget
<input type="checkbox"/> Not Absorbed Within Agency's Budget
<input type="checkbox"/> Decrease Operating Expenditures
<input checked="" type="checkbox"/> Increase Operating Revenues
<input type="checkbox"/> Decrease Operating Revenues | <input type="checkbox"/> Increase Capital Expenditures
<input type="checkbox"/> Decrease Capital Expenditures
<input type="checkbox"/> Increase Capital Revenues
<input type="checkbox"/> Decrease Capital Revenues
<input type="checkbox"/> Use of contingent funds |
|---|--|

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	100,000
	Revenue	0	100,000
	Net Cost	0	0
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.**
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.**
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.**
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.**

A. The Interim Director, Department of Health and Human Services, is requesting County Board approval to allocate \$100,000 from the County's Allocation of State Trust Fund dollars to United Methodist Children's Services for the Supportive Housing Development to be known as "UMCS Phase III".

The UMCS Phase III supportive housing development will be comprised of 24 scattered site units of safe, affordable and permanent housing for families. As part of the development, UMCS will be constructing a 10 unit multi-family apartment building that will be permanent supportive housing. UMCS will be setting aside 4 of the 10 units (40%) for Milwaukee County Behavioral Health Division consumers. These two-bedroom supported apartments are in extremely short supply, and county gap financing of this project helps to address an especially critical need for supportive housing.

B. This expenditure of \$100,000 is 100% offset by revenue from the County's allocation of State Trust Fund dollars.

C. There is no tax levy impact associated with approval of this request.

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

D. No assumptions are made.

Department/Prepared By DAS - Thomas F. Lewandowski

Authorized Signature

Teri A. Sydnor

Did DAS-Fiscal Staff Review?

Yes

No

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

6

DATE: November 22, 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board

FROM: Geri Lyday, Interim Director, DHHS
Prepared by: James Mathy, Special Needs Housing Manager, Housing Division, DHHS

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO ALLOCATE \$92,000 OF FINANCING FROM THE COUNTY'S ALLOCATION OF STATE TRUST FUND DOLLARS TO PHOENIX CARE SYSTEMS FOR THE REHABILITATION OF CRISIS RESPITE.

Policy Issue

County Board approval is required for expenditures of funds from the State Trust Fund through the Commissioners of Public Lands. The Interim Director, DHHS, requests Board approval for an allocation of \$92,000 from the Fund to Phoenix Care Systems for the partial financing of the supportive housing development to be known as Crisis Respite.

Background

In February of 2007, the County Executive proposed and the County Board approved creation of a Special Needs County Housing Trust Fund (CHTF) to provide partial financing for the development of supportive housing in Milwaukee County. The fund is currently financed through low-interest loans from the State of Wisconsin Trust Funds Loan Program.

Crisis Respite Project Description

The request for financing will cover a variety of rehabilitation needs for the facility. Funds will be used for a new sprinkler system and for covering costs related to a variety of accessibility options necessary for licensure. These funds will be given to Phoenix Care systems in the form of a grant.

DSD and BHD's vision of the CRH is to provide services that address inappropriate, dysfunctional and high-risk behaviors presented by an individual with a disability residing in a community-residential setting where feasible. Addressing the behaviors in homes will provide the stability needed and offer the caregiver(s) support, respite and an opportunity to develop strategies which address behavioral difficulties. The goal of the community intervention is to return the individual to their home or primary residence.

Currently, these behaviors present barriers to the individual continuing occupancy in their home, thus an out-of-home alternative is pursued often seeking services from BHD Psychiatric Crisis

Services (PCS). Offering an out-of-home short-term support arrangement and diverting individuals from institutional care is the primary goal of this initiative. When successful, the crisis plan resulting from admission to the Crisis Respite Home will be utilized as an intervention and not a conduit to a change of residence.

The CRH is an intervention/prevention service model of delivery. By offering a community home location to de-escalate exacerbated behavioral difficulties with experienced staff and supervision, both DSD and BHD view this arrangement as the most optimum in addressing behaviors and supporting caregivers through a difficult period. The plan for a team approach will enable professional support and consultation during and after the crisis with focus on decreasing or preventing future episodes. The consumer will return to their home as quickly as possible with strategies to alter challenging behaviors.

Important elements for this Crisis-Respite Home service are:

- Close collaborative, professional relationships with all parties on behalf of the person and primary home site;
- Accurate data gathering review for fine-tuning services, and tracking program outcomes;
- Participation by parties in reviewing the crisis and future planning with the caregiver, family or significant others; and
- Periodic follow-up to assist with maintaining client stability in the home and community.

The primary objectives of the community-based CRH service are threefold:

1. Develop a home and support model that provides a community residential option paired with experienced professional guidance to address crises.
2. Develop a residential component to the existing services designed to divert individuals from inpatient care and create a consultative support model.
3. Create a new service that offers short-term stay for adults as a new addition to the service network.

TARGET GROUP

Consumers to be considered for the CRH by design are developmentally disabled with secondary conditions of mental health diagnosis or current patterns of emotional instability. The conditions/characteristics typically seen are:

- Impulsive behavioral outburst patterns
- Physical aggression
- Self-abusive behavior
- Property destruction
- Threatening behavior toward others
- Running away from home setting
- Striking others
- Refusal to go to appointments

- Withdrawal from participating in the home programming socializing with others

Individuals may reside with family, significant others or in DSD supported homes including group homes, adult family homes or apartment settings. Candidates to be served in this home may be active in the DSD Long Term Support system, transition school services (18 to 21) or wait-listed for services.

Individuals admitted to the CRH will be reviewed by DSD and BHD, screened by the residential treatment provider and receive formal authorization for admission from DSD. In addition to having a developmental disability, the candidate must meet and pass the State of Wisconsin Long-Term Care Functional Screen for DD-level of care to receive on-going support.

Service Outcomes to be achieved by the CRH:

1. Reduce the number of adult admissions in PCS, Acute inpatient or Observation services.
2. Reduce the length of stay of adults who are inpatient at mental health/psychiatric hospitals.
3. Expand residential support service in the network of community-based resources by providing a facility offering short-term stays for stabilization.
4. Provide linkage and follow-up services for adults admitted to the home and their respective home and caregiver.

The request for financing will cover a variety of rehabilitation needs for the facility.

Recommendation

The Interim Director, DHHS, or designee, recommends that the Board approve an allocation of \$92,000 from the State Trust Fund to Phoenix Care Systems to support development of this project. The actual allocation of funds from the Trust Fund will occur only when the developer provides evidence to the county indicating that it has obtained all other commitments of financial resources for the project.

The Interim Director, DHHS, or designee, further recommends authorization to negotiate and execute an agreement with the developer to ensure compliance with the terms and conditions governing the use of trust fund monies and to accomplish such other objectives as will best serve the county and its clients.

Respectfully Submitted,



Geri Lyday, Interim Director
Department of Health and Human Services

cc: Scott Walker, County Executive
Cindy Archer, Director – DAS
Joseph Carey – DAS
Pamela Bryant – DAS
Glenn Bultman – County Board Staff
Jennifer Collins – County Board Staff
Linda Durham – Committee Clerk

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

File No.
(Journal,)

1
2
3
4 (ITEM) FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD AP-
5 PROVAL TO ALLOCATE \$92,000 OF FINANCING FROM THE COUNTY'S ALLOCA-
6 TION OF STATE TRUST FUND DOLLARS TO PHOENIX CARE SYSTEMS FOR THE
7 REHABILITATION OF CRISIS RESPITE by adoption of the following:
8

A RESOLUTION

9
10
11 WHEREAS, in February of 2007, the County Executive proposed and the County Board
12 approved receiving funding from the State Trust Fund Loan Program to provide gap financing to
13 assist in developing units of supportive housing in Milwaukee County; and
14

15 WHEREAS, Trust Fund financing in the amount of \$92,000 has been requested to sup-
16 port the rehabilitation of the project known as Crisis Respite; and
17

18 WHEREAS, the rehabilitation will fund a new sprinkler system and various accessibility
19 requirements necessary for licensure; and
20

21 WHEREAS, Crisis Respite provides clinical services and housing for developmentally dis-
22 abled consumers with secondary conditions of mental health diagnosis; and
23

24 WHEREAS, this development project will, when completed, will continue to make 8 units
25 available to serve the treatment and housing needs of consumers in the county's behavioral
26 health system. Now, therefore,
27

28 BE IT RESOLVED, that the Milwaukee County Board of Supervisors approves and au-
29 thORIZES an allocation of \$92,000 from the Trust Fund to Heartland Housing to support the devel-
30 opment project known as Crisis Respite; and be it
31

32 FURTHER RESOLVED, that the Interim Director, DHHS or designee is authorized to ne-
33 gotiate and execute an agreement with the developer which ensures compliance with the terms
34 and conditions governing the use of Trust Fund monies and which accomplishes such other ob-
35 jectives as will best serve the county and the housing needs of our behavioral health system's
36 consumers; and be it
37

38 FURTHER RESOLVED, that the allocation of Trust Fund dollars is contingent on the de-
39 veloper providing evidence to the satisfaction of Department staff that the developer has received
40 or will receive funding and subsidies sought from other sources and identified in the develop-
41 ment proposal.

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: 11/16/10

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: FROM THE INTERIM DIRECTOR, DHHS, REQUESTING COUNTY BOARD APPROVAL TO ALLOCATE \$92,000 OF FINANCING FROM THE COUNTY'S ALLOCATION OF STATE TRUST FUND DOLLARS TO PHOENIX CARE SYSTEMS FOR THE REHABILITATION OF CRISIS RESPITE

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below)
<input type="checkbox"/> Absorbed Within Agency's Budget
<input type="checkbox"/> Not Absorbed Within Agency's Budget
<input type="checkbox"/> Decrease Operating Expenditures
<input checked="" type="checkbox"/> Increase Operating Revenues
<input type="checkbox"/> Decrease Operating Revenues | <input type="checkbox"/> Increase Capital Expenditures
<input type="checkbox"/> Decrease Capital Expenditures
<input type="checkbox"/> Increase Capital Revenues
<input type="checkbox"/> Decrease Capital Revenues
<input type="checkbox"/> Use of contingent funds |
|---|--|

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	92,000
	Revenue	0	92,000
	Net Cost	0	0
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.**
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.**
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.**
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.**

A. The Interim Director, Department of Health and Human Services, is requesting County Board approval to allocate \$92,000 of financing from the County's Allocation of State Trust Fund dollars to Phoenix Care Systems for the Rehabilitation of the Crisis Respite facility.

Crisis Respite is an intervention/prevention service model of delivery, offering a community home location (thereby diverting individuals from more costly institutional care) to de-escalate exacerbated behavioral difficulties with experienced staff and supervision. The team approach enables professional support and consultation during and after the crisis with focus on decreasing or preventing future episodes.

This \$92,000 in financing will be used for the purchase and installation of a new fire-suppression sprinkler system and a variety of accessibility upgrades necessary for the Crisis Respite facility to retain licensure.

B. This expenditure of \$92,000 is 100% offset by revenue from the County's allocation of State Trust Fund dollars.

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

C. There is no tax levy impact associated with approval of this request.

D. No assumptions are made.

Department/Prepared By DAS - Thomas F. Lewandowski

Authorized Signature 

Did DAS-Fiscal Staff Review? Yes No

INTER-OFFICE COMMUNICATION

DATE: November 18, 2010
TO: Committee on Economic and Community Development
FROM: Craig C. Dillmann, Manager, Real Estate Services
SUBJECT: Status of 2010 excess property sales (**INFORMATION ONLY**)

The Real Estate Services Division of the Department of Transportation and Public Works reports to the Committee, on a monthly basis, the status of excess property sales. Attached is the monthly report for period ending November 30, 2010.

Craig C. Dillmann, Manager
Real Estate Services

Meeting Date: December 6, 2010

cc. Scott Walker, County Executive
Lee Holloway, County Board Chairman
Jack Takerian, Director of Transportation and Public Works
Josh Fudge, Fiscal Mgmt. Analyst - DAS

REAL ESTATE SERVICES DIVISION

EXCESS LAND SALES STATUS REPORT

Period ending November 30, 2010

CLOSED PROPERTIES – REAL ESTATE SALES REVENUE

Property	Committee Date	Closed	Sale Proceeds
Block 1E – Park East Development	March 9, 2009 December 7, 2009	RSC forfeiture	\$ 50,000.00 ¹
4900 North Shoreland Avenue, Whitefish Bay	March 8, 2010	April 23, 2010	\$ 89,000.00
2113 South 84 th Street, West Allis	March 8, 2010	April 30, 2010	\$ 20,000.00
6375 North 76 th St., Milwaukee	October 27, 2008 March 8, 2010	August 31, 2010	\$ 26,314.00 ²
721 Winnebago St. (release of environmental escrow)	March 10, 2008	September 19, 2008	\$ 60,175.00
Land west of the Southwest corner of E. Layton & S. Pennsylvania Avenues	June 12, 2006	October 15 2010	\$ 183,000.00
6614 Vista, Wauwatosa	September 20, 2010	October 15, 2010	\$ 55,500.00
		Total	\$ 483,989.00
		2010 Budget	\$ 400,000.00

CLOSED PROPERTIES – MILWAUKEE COUNTY RESEARCH PARK REVENUE

Lot	Buyer	Date	Sale Price	Amt. To Real Estate
	TOTAL			\$

PENDING PROPERTY CLOSINGS

Property	Committee Date	Pending Closing	Sale Proceeds
Block 6E, Park East Development	April 3, 2006	Requesting extension	\$ 406,000.00 ³
NE Quadrant County Grounds	May 11, 2009 December 15, 2009	1 st quarter 2011	\$ 5,000,000.00 ⁴
TOTAL			\$ 5,406,000.00

GENERAL PROPERTY STATUS

Property	Committee Date	Status	Asking Price
3231 South 122 nd Street, West Allis		Available for sale	\$ 189,900.00
4812 South 39 th Street, Greenfield		Available for Sale	\$ 79,900.00
5414-22 South Packard Avenue, Cudahy		Available for sale	\$ 35,000.00
5478 South Packard, Cudahy		Available for sale	\$ 19,900.00
3618 East Grange, Cudahy		Available for sale	\$ 4,900.00
3749 East Squire, Cudahy		Available for sale	\$ 25,000.00
8450 West Beatrice Ct., Milwaukee		Available for sale	\$ 375,000.00 ⁵
3672 East Lunham Avenue, St. Francis		Available for sale	\$ 69,900.00
3802 East Cudahy Avenue, Cudahy		Available for sale	\$ 38,900.00
1904 S. 94 th Street, West Allis		Available for sale	\$ 14,900.00

1. RSC closed the sale of Block 1E for \$2,725,000 in December 2007 and entered into a Development Agreement to construct the proposed development.

The Committee dates refer to extensions of the Excavation Commencement Date granted to RSC.

The March 9, 2009 meeting granted an extension until November 30, 2009.

The December 7, 2009 meeting granted an extension until May 31, 2010.

The June 14, 2010 meeting granted an extension until September 30, 2010

The September 20, 2010 meeting granted an extension until March 30, 2011

\$25,000 was received from RSC for not meeting the January 29, 2010 Excavation Completion Date.

An additional \$25,000 was received for not meeting the July 30, 2010 Excavation Completion Date.

2. Net Real Estate Revenue from the \$475,000 sale price. Net proceeds of \$ 421,681 to Federal Transportation Administration to be allocated for transit projects in Milwaukee County.

3. County's share of \$ 700,000 sales price.

4. First installment payment of the \$13,550,000 sales price. See attached comments for full payment schedule.

5. Net proceeds to Federal Transportation Administration

REAL ESTATE SERVICES DIVISION

SUMMARY DETAIL OF PENDING PROPERTY CLOSINGS

PROPERTY	BUYER	CLOSING	COMMENTS
Block 6E, Park East	Rainier Properties II, LLC	_____	Option expires December 31, 2010. Buyer requesting extension until June 30, 2011.
NE Quadrant County Grounds	UWM	1 st quarter 2011	Contingency Waiver Date expires December 15, 2010. Closing to occur within 30 days thereafter. Purchase price to be paid by the following installments: 2010 \$5,000,000 2011 \$5,000,000 2012 \$ 887,500 2013 \$ 887,500 2014 \$ 887,500 2015 \$ 887,500

COUNTY OF MILWAUKEE
INTER-OFFICE COMMUNICATION

DATE: November 19, 2010

TO: Supervisor Theodore Lipscomb, Vice Chair
Committee on Economic & Community Development

Supervisor Elizabeth Coggs, Chairperson
Committee on Finance and Audit

FROM: Craig C. Dillmann, Manager of Real Estate Services
Department of Transportation and Public Works

SUBJECT: From the Manager, Real Estate Services, DTPW, monthly informational report for the land sale closing on UWM/Innovation Park.

This update highlights activities taken place since the last report to the Economic and Community Development Committee on October 25, 2010 and the Finance & Audit Committee on October 28, 2010.

The contractual time frames in the Purchase Agreement with the UWM Foundation ("UWM) are as follows:

- Due diligence commencement date –July 1, 2009 (Purchase Agreement executed)
- Escrow Deposit of \$25,000 paid- July 6, 2009
- Contingency Waiver ("CW") Date Expiration-December 31, 2009
- CW Date Extension w/in Purchase Agreement- March 31, 2010
- CW Date Extension-July 31, 2010 (3/18/10 County Board approval)
- CW Date Extension-Sept 30, 2010 (7/29/10 County Board approval)
- CW Date Extension-November 15, 2010 (9/30/10 County Board approval)
- CW Date Extension-December 15, 2010 (11/4/10 County Board Approval)
- Closing Date- on or before January 15, 2010, if the closing contingencies are waived or satisfied by December 15, 2010.

As previously reported in October, the following events and milestones have reinforced the reality of the Innovation Park project and advanced the sale toward closing:

- The City of Wauwatosa ("City") has approved the creation of

the Tax Incremental Financing District to fund the public infrastructure improvements for Innovation Park.

- Mr. Michael Lovell, dean of UWM's College of Engineering and Applied Science, was named to serve as the interim chancellor upon the departure of Chancellor Santiago.
- UWM has waived three major contingencies of the Purchase Agreement. These contingencies have been eliminated as a condition of closing due to the City approving the change of zoning, the Preliminary Business Planned Development (ie; site plan) and the land division by Certified Survey Map ("CSM") for the Innovation Park project.
- The CSM, which legally divides and describes the land being conveyed, is fully executed and will be recorded in conjunction with closing.
- A \$5.4 million federal grant was secured to fund the construction of the "business accelerator" building within Innovation Park.

Having achieved the above-mentioned milestones, UWM continues their fundraising efforts to finalize the purchase of the land. To date, UWM has secured \$3.2 million of the \$5 million due at closing. Several strong prospective donors have expressed an interest in helping UWM meet the remaining \$1.8 million. UWM recognizes the December 15, 2010 deadline to waive or satisfy the remaining contingencies and close by January 15, 2010.

Craig C. Dillmann, Manager
Real Estate Services

Meeting Dates: December 6, 2010 (ECD committee)
 December 9, 2010 (F&A committee)

cc: Scott Walker, County Executive
 Lee Holloway, County Board Chairman
 Supervisor James Schmitt, District 19
 Cynthia Archer, Director of DAS
 Steven Kreklow, Fiscal & Budget Administrator, DAS
 Josh Fudge, Fiscal Mgt Analyst-DAS
 Jack Takerian, Director- DPTW
 Steve Cady, Fiscal and Budget Analyst, County Board

COUNTY OF MILWAUKEE

INTER-OFFICE COMMUNICATION

DATE : December 2, 2010

TO : Supervisor Theodore Lipscomb, Vice Chair
Committee on Economic and Community Development

FROM : Craig C. Dillmann, Manager, Real Estate Services
Department of Transportation and Public Works

SUBJECT : From Rainier Properties II, LLC requesting an extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River.

Milwaukee County Board Resolution File No. 06-14(a)(a) was adopted on April 13, 2006, accepting a development proposal from MLG Commercial, the predecessor to Rainier Properties II, LLC ("Rainier") for Block 6E, in the amount of \$676,000, which was \$72,000 above the appraised value. The approved development, estimated at \$8 million, included a four-story mixed-use building, comprising 8,000 rental square feet of retail on the first floor, approximately 36,000 square feet of rentable office space on the upper three floors and up to 31 underground parking spaces. A nine (9)-month option to purchase with a three (3) month extension was granted to market the components of their proposed development, secure the necessary tenants and satisfy or obtain any and all purchase and development requirements, approvals or licenses/permits from the City of Milwaukee and/or other regulatory agencies. A \$15,000 nonrefundable option fee was paid for the nine (9) month option period and an additional \$5,000 for the three (3) month extension, with the initial twelve-month option period expiring April 30, 2007. A six (6) month extension was granted until October 31, 2007 for an additional \$10,000 and the option was further extended until April 30, 2008 for an additional \$10,000. A \$15,000 fee was paid for an extension granted until October 31, 2008, a \$10,000 fee was paid for an extension to April 30, 2009 and the purchase price was increased \$24,000 from \$676,000 to \$700,000 for an extension until December 31, 2009. In January 2010, an extension was granted until June 30, 2010 and further extended until December 31, 2010 in July 2010. To date, \$65,000 in nonrefundable option fees has been paid.

Block 6E was marketed as a stand-alone .37-acre, mixed-use development site. As outlined above, the original proposal from Rainier reflected a stand-alone mixed-use development for Block 6E, however, the original proposal also presented a

development alternative by assembling Block 6E with a riverfront parcel controlled by Rainier across North Edison Street. Developing a landmark project on the 2.6-acre development site, which includes the .37-acre Block 6E, offers an opportunity for an architecturally harmonious environment, unequaled pedestrian circulation/river access and a significantly increased tax base beyond what could be achieved solely on the .37-acre County-owned Block 6E.

Rainier continues to advance the development plan for Block 6E, as assembled with their riverfront parcel. The attached letter, dated November 18, 2010, from Mr. Bruce Westling the Managing Member of Rainier, reinforces their commitment to advance the proposed mixed-use project consisting of a state of the art motion picture theater operated by the Marcus Corporation, retail space, restaurant amenities, and an office tower over a 560-space parking structure. The letter states Rainier is also pursuing the inclusion of a fine arts component within the project known as the Harmony Initiative. The Harmony Initiative will comprise the Milwaukee Ballet, UWM's Peck School for the Arts and a sports medicine clinic for the Medical College of Wisconsin.

Rainier is focusing their efforts on securing an anchor office tenant as well as participating in the Harmony Initiative site selection process, since lease commitments are needed to satisfy financing pre-leasing requirement. Rainier and their team, continues to invest considerable time and money to move this landmark project forward and to bring the project to a successful completion Rainier is requesting a six-month extension to their option to purchase for Block 6E until June 30, 2011.

In addition to the \$65,000 in nonrefundable option fees already committed by Rainier and previously increasing the purchase price \$24,000 from \$676,000 to \$700,000, Rainier pledges to continue providing snow clearing of the sidewalks abutting Block 6E, litter removal and mowing services. Recently Rainier provided weed cutting, removal of volunteer tree growth and overall clean-up of County-owned parcels beyond the limits of Block 6E. Providing these services helps reduce County maintenance costs and improves the aesthetics of the surrounding area.

RECOMMENDATION:

Staff respectfully requests that the Committee on Economic and Community Development recommend to the Milwaukee County Board of Supervisors an extension to the existing option to purchase with Rainier for Block 6E until June 30,

2011.

FISCAL NOTE:

Extending the existing option to purchase with Rainier for Block 6E until June 30, 2011, will not include the payment of an extension fee, but Rainier continues to provide maintenance services for the County within the Park East that reduces operating costs for the County. The \$65,000 nonrefundable option fee paid to date will be credited toward the \$700,000 purchase price, but will not be refunded if the option is not exercised and the purchase is not finalized.

Craig C. Dillmann
Manager of Real Estate Services

Meeting Date: December 6, 2010
Attachments

cc: Scott Walker, County Executive
Supervisor Elizabeth Coggs, District 10
Jack Takerian, Director of Transportation and Public Works
Steve Kreklow, Fiscal & Budget Administrator

Blk6EDec10ext

Rainier Properties II, LLC

November 18, 2010

Mr. Craig Dillmann
Milwaukee County Real Estate
2711 W. Wells Street, Room 339
Milwaukee, WI 53208

Dear Craig:

We are pleased to update the Economic Development Committee on our mixed-use project to be constructed at the northwest corner of Water Street and McKinley Avenue. Once again, I'd like to thank the committee for its continued support of our efforts to bring this landmark project to the Park East corridor.

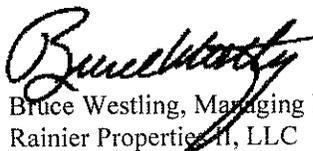
We continue to pursue our mixed-use office project consisting of a state of the art motion picture theater operated by Marcus Theatres Corp. As you know, the project will also include restaurants and retail space and a 285,000 square foot, 10 story office building to be built above a parking structure that will provide for 560 enclosed parking spaces. Recently our development scenario has been adapted as we are fortunate to be considered as a possible location to house the fine arts consortium of the Milwaukee Ballet and UWM's Peck School for the Arts as well as a sports medicine clinic for the Medical College of Wisconsin. We have had two preliminary meetings with representatives of the Harmony Initiative to discuss their programming. We expect that we will be making a formal presentation of our design to their site selection committee sometime in the next 60-90 days.

We are extremely excited to share with the Economic Development Committee our design solution for this very special project. Imagine a state of the art motion picture venue along with a world class dance training facility/performance venue creating a one of a kind fine arts complex. We will continue to pursue our office anchored project while at the same time working through the site selection process for the Harmony Initiative.

As we have discussed, our team continues to invest considerable time and money in this important project. We respectfully request that the Committee continue its support of the project by extending our option agreement for an additional 6 months. We have maintained the property over the summer months including removing litter and mowing on a regular basis. In fact, with the permission received from you in August we went ahead and mowed all of the County owned land east of Water Street and west of Broadway to enhance the appearance of the property. We also trimmed and pruned trees and removed litter in conjunction with the mowing operation. We would be happy to provide snow removal services to lower the cost of maintenance to the County over the winter months.

Again, we appreciate the Committee's support and look forward to working with you and your staff to bring this project out of the ground as soon as possible.

Sincerely,


Bruce Westling, Managing Member
Rainier Properties II, LLC

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File No.
(Journal,)

(ITEM), From Rainier Properties II, LLC requesting an extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River, by recommending adoption of the following:

RESOLUTION

WHEREAS, Milwaukee County Board Resolution File No. 06-14(a)(a) was adopted on April 13, 2006, accepting a development proposal from MLG Development, the predecessor to Rainier Properties II, LLC (“Rainier”) for Block 6E, in the amount of \$676,000, which was \$72,000 above the appraised value; and

WHEREAS, the approved development, estimated at \$8 million, included a four-story mixed-use building, comprising 8,000 rental square feet of retail on the first floor, approximately 36,000 square feet of rentable office space on the upper three floors and up to 31 underground parking spaces. A nine (9)-month option to purchase with a three (3) month extension was granted to market the components of their proposed development and satisfy or obtain any and all purchase and development requirements, approvals or licenses/permits from the City of Milwaukee and/or other regulatory agencies. A \$15,000 nonrefundable option fee for the nine (9) month option period and an additional \$5,000 nonrefundable option fee for the three (3) month extension was paid for the twelve-month option period expiring April 30, 2007. A six (6) month extension was granted until October 31, 2007 for an additional \$10,000 option fee and the option was further extended until April 30, 2008 for an additional \$10,000. A \$15,000 fee was paid for an extension granted until October 31, 2008, a \$10,000 fee was paid for an extension until April 30, 2009 and the purchase price was increased \$24,000 from \$676,000 to \$700,000 for an extension until December 31, 2009. In January 2010, an extension was granted until June 30, 2010 and further extended until December 31, 2010. To date, \$65,000 in nonrefundable option fees have been paid; and

WHEREAS, Block 6E was marketed as a stand-alone mixed-use development site and the original proposal from Rainier reflected a stand-alone mixed-use development for Block 6E, however the original proposal also presented a development alternative by assembling Block 6E with a riverfront parcel controlled by Rainier across North Edison Street. Developing a landmark project on the 2.6-acre development site, which includes the .37-acre Block 6E, offers an opportunity for an architecturally harmonious environment, unequaled pedestrian circulation/river access and a significantly increased tax base beyond what could be achieved solely on the .37-acre Block 6E; and

WHEREAS, Rainier continues to advance the development plan for Block 6E as

46 assembled with their riverfront parcel. A letter from Rainier, dated November 18, 2010
47 reinforces their commitment to advance the mixed use project consisting of a state of the
48 art motion picture theater operated by the Marcus Corporation , retail space, restaurant
49 amenities and an office tower located above a 560-space parking structure. The letter
50 states Rainier is also pursuing the inclusion of a fine arts component within the project
51 known as the Harmony Initiative. The Harmony Initiative will comprise the Milwaukee
52 Ballet, UWM’s Peck School for the Arts and a sports medicine clinic for the Medical
53 College of Wisconsin; and

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55 WHEREAS, Rainier is focusing their efforts on securing an anchor office tenant and
56 participating in the Harmony Initiative site selection process, since lease commitments are
57 needed to satisfy the financing pre-leasing requirement. Rainier and their team continues to
58 invest considerable time and money to move this landmark project forward and to bring
59 the project to a successful completion Rainier is requesting a six-month extension to their
60 option to purchase for Block 6E until June 30, 2011; and

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62 WHEREAS, in addition to the \$65,000 in nonrefundable option fees already
63 committed by Rainier and previously increasing their \$676,000 purchase price \$24,000 to
64 \$700,000, Rainier pledges to continue providing snow clearing of the sidewalks abutting
65 Block 6E, litter removal and mowing services. Recently Rainier provided weed cutting,
66 removal of volunteer tree growth and overall clean-up of County-owned parcels beyond
67 the limits of Block 6E. Providing these services helps reduce County maintenance costs
68 and improves the aesthetics of the surrounding area; and

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70 WHEREAS, at their meeting on December 6, 2010, the Committee on Economic
71 and Community Development recommended extending the existing option to purchase
72 with Rainier for Block 6E until June 30, 2011; now, therefore,

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74 BE IT RESOLVED, the Manager of Real Estate Services is hereby authorized to
75 extend the existing option to purchase with Rainier for Block 6E until June 30, 2011.

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: November 19, 2010

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: From Rainier Properties II, LLC requesting an extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River.

FISCAL EFFECT:

- | | |
|--|--|
| <input type="checkbox"/> No Direct County Fiscal Impact | <input type="checkbox"/> Increase Capital Expenditures |
| <input checked="" type="checkbox"/> Existing Staff Time Required | <input type="checkbox"/> Decrease Capital Expenditures |
| <input type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below) | <input type="checkbox"/> Increase Capital Revenues |
| <input type="checkbox"/> Absorbed Within Agency's Budget | <input type="checkbox"/> Decrease Capital Revenues |
| <input type="checkbox"/> Not Absorbed Within Agency's Budget | |
| <input checked="" type="checkbox"/> Decrease Operating Expenditures | <input type="checkbox"/> Use of contingent funds |
| <input type="checkbox"/> Increase Operating Revenues | |
| <input type="checkbox"/> Decrease Operating Revenues | |

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	0	
	Revenue	0	
	Net Cost	0	
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated.¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.

Extending the existing option to purchase for Block 6E until June 30, 2011 will not include the payment of an extension fee, but Rainier continues to provide maintenance services for the County within the Park East that reduces operating costs for the County. The \$65,000 nonrefundable option fee paid to date will be credited toward the \$700,000 purchase price, but will not be refunded if the option is not exercised and the purchase is not finalized.

Department/Prepared By Craig C. Dillmann

Authorized Signature _____

Did DAS-Fiscal Staff Review? Yes No

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.



November 24, 2010

Milwaukee County Board Chairman Lee Holloway
Milwaukee County Courthouse - Room 201
901 N. 9th St.
Milwaukee, WI 53233

Dear Chairman Holloway,

I want to personally reach out to you to outline the Milwaukee School of Engineering's (MSOE) proposed soccer field and parking structure development, a \$30 million investment in the Park East corridor, and to request an opportunity to conduct an informational presentation before the County Board's Economic and Community Development Committee.

Project Background

If approved, this development will have a significant impact on the Park East Corridor, as the first major development of its kind in the area. The development will be largely supported with a very generous donation from Drs. Robert and Patricia Kern and will not require any funding from the Milwaukee County or City of Milwaukee.

The development being proposed by MSOE would be a partially in-ground, 780-car parking facility topped by an athletic field, and a small, ground-level public park that would be developed and maintained by MSOE. The facility would be located on an undeveloped parcel of land immediately north of the university's Kern Center at the northwest corner of Broadway and Knapp Street. The athletic field would be used for collegiate soccer and lacrosse. The facility would be available for youth sports on weekend mornings. Such use has been very successful in MSOE's Kern Center. In addition, MSOE would look for additional benefits such as the possible inclusion of Zip Car service.

Marshall & Ilsley Corporation and Milwaukee County currently own the land on which the project would be built. In order to move forward with the project, ownership of the parcel needs to be changed. The change would involve a property trade and purchase between Marshall & Ilsley Corporation and Milwaukee County, and a purchase of about 2½ acres by MSOE. The project requires approval by the Milwaukee County Board of Supervisors and zoning approval by the City of Milwaukee Common Council.

Benefits to Milwaukee County

The development will provide sustainable community benefits for the development of County Park East land. Additionally, the proposed development is consistent with use recommendations prescribed by the Park East Redevelopment Compact (PERC), including:

- **Measures related to Disadvantaged Business Enterprises (DBE);**
 - The proposed MSOE development would comply with these guidelines by fulfilling Milwaukee County's current DBE policies.

- **Enhanced apprenticeship and training;**
 - The proposed MSOE development would contain additional apprenticeship and training requirements, and would use existing agencies when possible.
- **Payment of prevailing wages; and**
 - The proposed MSOE development would satisfy the payment of prevailing wages for construction employees and provide an annual report to Milwaukee County with the number of non-construction full and part time employees working on the Park East Project to assist the County in measuring the job impact of the PERC.
- **Green space and green design.**
 - The proposed MSOE development, including the development of a public park, serves as an attractive addition that will provide sorely needed green space and parking to the area.

We truly believe that this investment will provide an important catalyst for additional development in the Park East area. Not only will approximately 150 people will be employed during the construction of the facility, it will create an attractive green space and provide much-needed parking, both of which are likely to prove attractive for future commercial development. It is also important to note that of the 780 parking spaces; approximately 500 would be leased to businesses and the public, thereby generating taxable revenue. We view these spaces as an investment which might otherwise require public monies.

We look forward to working with you and the entire Milwaukee County Board of Supervisors, the City of Milwaukee and the Marshall & Ilsley Corporation to discuss the merits of this project, and move forward in the necessary processes to discuss making this proposed project a reality.

I will follow up with you shortly to discuss next steps and an informational presentation to the Economic and Community Development Committee. In the meantime, please do not hesitate to contact me, if you have any questions or would like to discuss this proposal and request further.

Thank you for your ongoing commitment to making Milwaukee County great.

Sincerely,



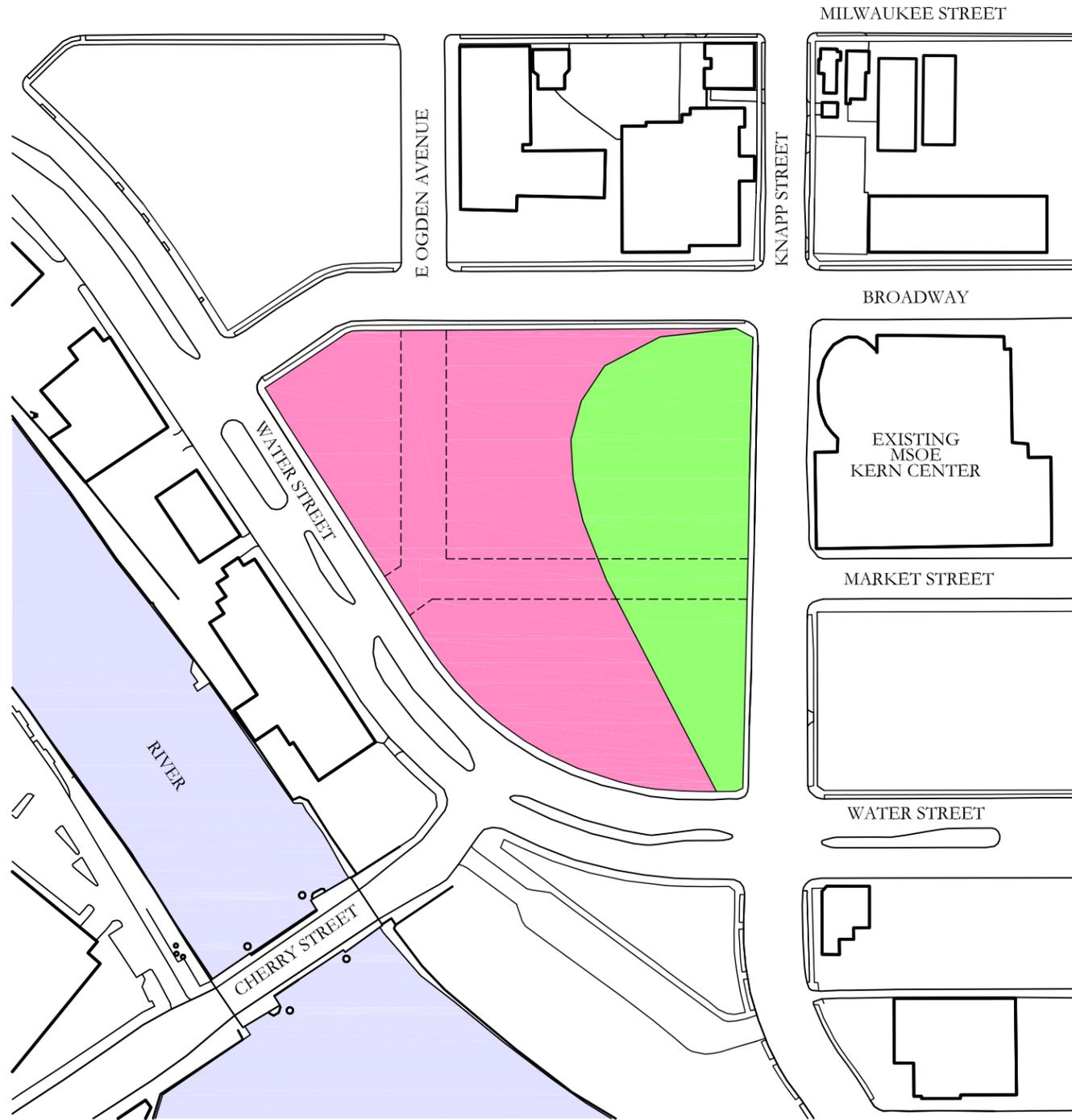
Hermann Viets, Ph.D.
 President
 Milwaukee School of Engineering

CC: Supervisor Theodore Lipscomb

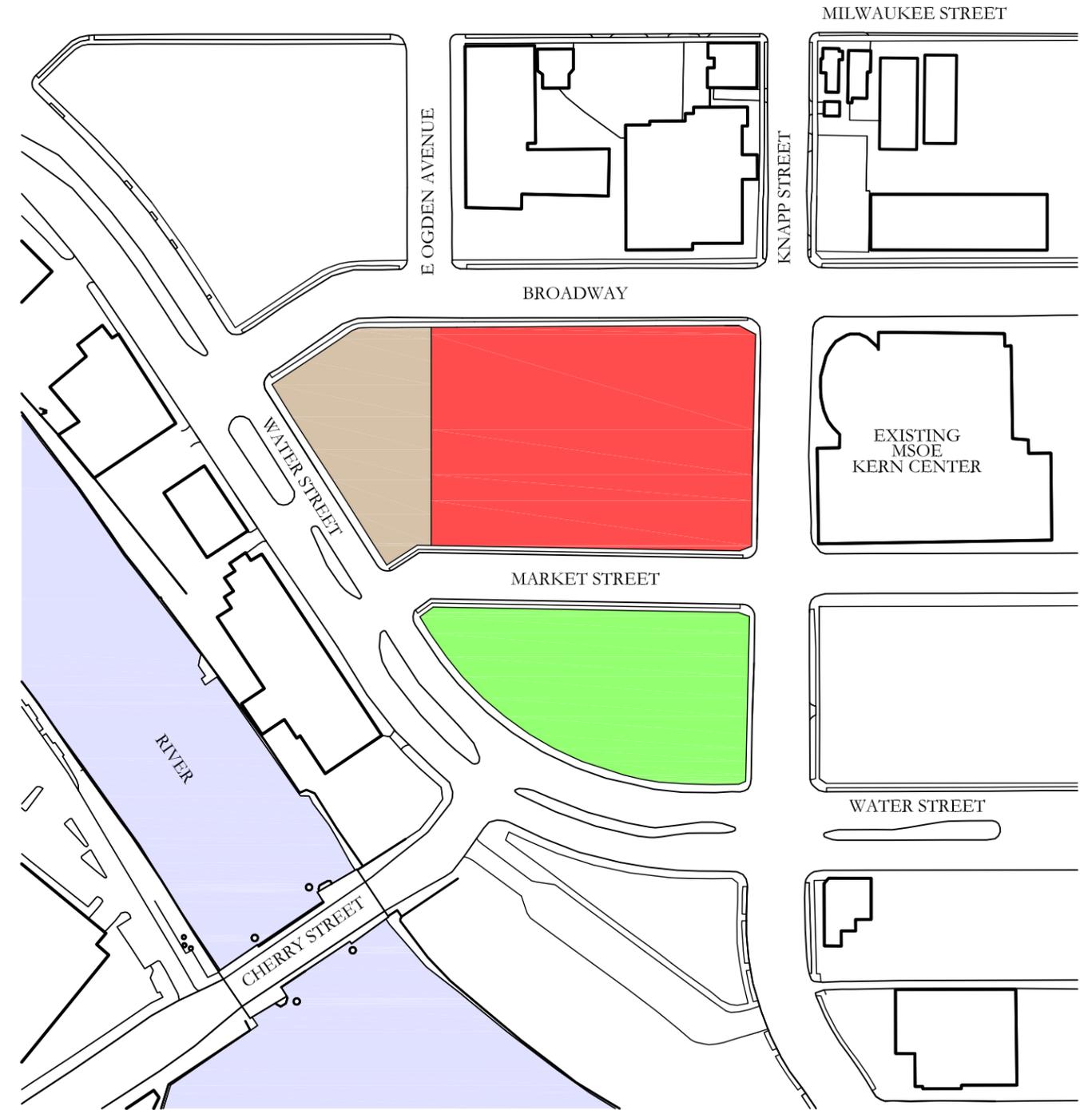


Proposed Soccer and
Parking Facility

November 22, 2010



CURRENT OWNERSHIP



PROPOSED OWNERSHIP

KEY

- COUNTY OF MILWAUKEE
- M&I BANK
- MSOE
- PUBLIC OPEN SPACE



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MSOE - PROPOSED SOCCER AND PARKING FACILITY

LAND OWNERSHIP DIAGRAM

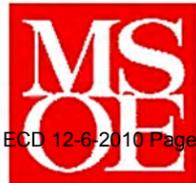
NO SCALE

NOVEMBER 22, 2010



NORTH





MSOE - PROPOSED SOCCER AND PARKING FACILITY

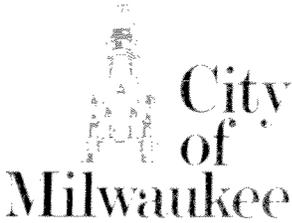
NORTHWEST VIEW

NO SCALE

NOVEMBER 22, 2010







Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

November 22, 2010

Chairman Lee Holloway and
Economic and Community Development Committee Members
Milwaukee County Board
Milwaukee County Courthouse
901 North 9th Street, Room 201
Milwaukee, WI 53233

Dear Chairman Holloway and Economic and Community Development Committee Members:

The City of Milwaukee Department of City Development (DCD) is excited to partner with the Milwaukee School of Engineering (MSOE), Milwaukee County, and M&I Bank to move the MSOE soccer stadium and parking structure forward in the Park East corridor. Also included in the proposal is the creation, implementation and maintenance of the public park that, as a community, we have envisioned will be a significant amenity to our urban setting.

In concept, the City supports the proposed land use and will work collectively with the partners in advancing MSOE's vision. In preparation to working through the City processes, attached is an outline and tentative schedule of the entitlement procedures that will be necessary. As MSOE advances their proposal, the department is willing to work simultaneously, with the support of Milwaukee County, to proceed with this worthy project.

Please don't hesitate to contact me or my staff if you have any questions regarding the City's procedures.

Sincerely,

Rocky Marcoux
Commissioner

Attachment

c: Milwaukee County Board of Supervisors
Dr. Hermann Viets, MSOE
Mr. William Zeidler, M&I Bank
Milwaukee Common Council Members
William Invie Shroyer, Reinhart Boerner Van Deuren, S.C.

Park East MSOE Soccer Stadium

City of Milwaukee Entitlement Process steps:

Action	Purpose	Application	Timeline
Park East Redevelopment Plan Amendment	Remove property from plan boundary	Owner/s requests DCD to initiate amendment	3-4 months
Certified Survey Map (CSM)	Join properties to create new development parcels	Owner/s submits CSM and application http://www.mkedcd.org/build/pdfs/eappcsm.pdf	2-3 months
Street Vacation & Dedication	Vacate Ogden Street between Milwaukee and Broadway and dedicate Market Street	Owner/s submits application http://www.mkedcd.org/build/pdfs/eappvac.pdf	3-4 months
Zoning Change	Redevelopment (RED) district to Detailed Planned Development (DPD)	Owner/s, or representative submits application and affidavit http://www.mkedcd.org/build/pdfs/eappzone.pdf http://www.mkedcd.org/build/pdfs/eappzoneAffidavit.pdf http://www.mkedcd.org/build/pdfs/dpd.pdf http://www.mkedcd.org/build/pdfs/pd.pdf	2-3 months

All actions may be concurrent, but the CSM must be approved on the same day, or prior to approval of the zoning change

Tentative Approval Schedule:

- Thurs. Dec. 9 Application/fee/affidavit for zoning change, vacation, and draft CSM due (NOTE: if possible, submit vacation and CSM info sooner, as these processes take longer)
- Tues. Dec. 21 Common Council file introduction (zoning change, vacation, and CSM)**
- Wed. Dec. 30 Draft of Plan Amendment completed
- Thurs. Jan. 13 Zoning change/DPD submittal due for City Plan Commission meeting
- Tues. Jan. 18 Review and comment of plan amendment completed (staff/Alderman/others)
- Wed. Jan. 19 Plan Amendment/final version completed
- Thurs. Jan. 20 Class 2 (20-day) notices to property owners (plan amendment)**
- Thurs. Jan. 20 Post Plan Amendment and DPD exhibits on web site

Mon.	Jan. 31	City Plan Commission (plan amendment, zoning change/DPD, vacation file, and CSM), finding of consistency with Comprehensive Plan Public Hearing for zoning change/DPD.
Tues.	Feb. 8	Common Council file introduction (plan amendment)
Wed.	Feb. 9	Fees associated with the vacation file due (if required by DPW)
Wed.	Feb. 16	Final Plan Amendment, final DPD exhibits, final CSM due
Wed.	Feb. 16	Public Works Committee (vacation file), recommends adoption to Council
Thurs.	Feb. 17	RACM (plan amendment), Public Hearing
Tues.	Feb. 22	ZND Committee (plan amendment, zoning change, CSM), recommends adoption to Council
Tues.	Mar. 1	Common Council, adoption of Plan Amendment, zoning change/DPD, vacation file, and CSM



M&I Marshall & Ilsley Bank
770 North Water Street
Milwaukee, WI 53202
414-765-7700
mibank.com

November 24, 2010

Mr. Lee Holloway
Chairman of Board of
Milwaukee County Supervisors
Milwaukee County Courthouse
901 North Ninth Street, Room 201
Milwaukee, WI 53233

Dear Chairman Holloway:

Re: M&I Marshall & Ilsley Bank ("M&I"),
Milwaukee School of Engineering
("MSOE"), City of Milwaukee ("City") and
Milwaukee County (the "County") Land
Exchange/Sale in Connection with
MSOE's Proposed Soccer Field and
Parking Structure (the "Project").

I am sending this letter on behalf of M&I to memorialize our support for the proposed land exchange and sale between M&I, MSOE, the City and the County. We have been discussing the Project with MSOE for several months, and look forward to moving forward with finalizing the Project.

M&I's current plans for the Water Street property retained by M&I are to satisfy its parking needs. Long term, M&I believes that the Water Street property may have potential for commercial development.

M&I supports the Project, and believes that it will be beneficial for all parties involved and the greater Milwaukee metropolitan community.

Yours very truly,

A handwritten signature in blue ink that reads 'William O. Zeidler'.

William O. Zeidler
Senior Vice President

cc: Mr. Theodore A. Lipscomb, County Supervisor
Milwaukee County Courthouse – Room 201
901 North Ninth Street
Milwaukee, WI 53233

MILWAUKEE COUNTY
INTEROFFICE COMMUNICATION
COMMUNITY BUSINESS DEVELOPMENT PARTNERS

DATE: November 29, 2010

TO: Supervisor Lee Holloway, Chairman, Milwaukee County Board
Supervisor Theodore A. Lipscomb, Vice Chairman, Economic &
Community Development and Committee Members

FROM: Freida Webb, Director
Community Business Development Partners

SUBJECT: Community Business Development Partners
Monthly Waiver Report, August and September 2010
Informational Only

DIRECTIVE:

The Office of Community Business Development Partners (CBDP) at the request of Committee on Economic & Community Development submits a monthly update on waivers requested and granted to various Milwaukee County Departments and Divisions that come through the CBDP office.

For the purpose of this report, waivers are contracts that have no disadvantaged business enterprise (DBE) participation. CBDP does not always have the benefit of receiving and or reviewing all contracts prior to services being engaged. This has been noted in this report, (“**Contracts without CBDP Review**”). Other such contracts only come to our attention via form 1684 from the Department of Administrative Services, (DAS) Accounts Payable Section. Subsequently we do not know, in all cases prior to contract signing the status of DBE participation and if not are provided an opportunity to assist for DBE participation. Any and all waived contracts are shared and reviewed with Board Chairman Holloway before any approved waiver is granted.

BACKGROUND

The Office of Community Business Development Partners is responsible for implementing Federal and Milwaukee County DBE regulations. Implementation of the regulations includes establishing DBE goals on both Federal and County funded contracts, as well as monitoring the DBE compliance of departments. DBE goals are

**ECD Committee Report
CBDP Waiver Report October 2010
Page 2
November 29, 2010**

established based on Federal and County contracts where there are **“ready, willing and able” DBE firms available for contracting and or subcontracting opportunities.**

In the past, Milwaukee County measured participation by M/WBE standards; however, since January 2001, the County federalized its DBE Program to comply with 49 CFR 26. According to certification standards, the term "DBE" means a small business concern known as a Disadvantaged Business Enterprise (DBE) firm owned at least 51% by socially and economically disadvantaged individuals. Certain minority males and all women are presumed to be disadvantaged. Other individuals, including white males, may be certified if they demonstrate a preponderance of the evidence that they are indeed **socially and economically disadvantaged**. In addition each individual or firm must demonstrate their business size and personal net worth do not exceed the economic guidelines as well.

When the CBDP office receives a waiver request from a department, it is first reviewed by the department then forwarded to the County Board Chairman with a recommendation to either grant or deny the request. The Chairman may request CBDP gather more information to provide clarification regarding issues such as: 1) Is there anything else that can be done, directly or indirectly to include DBEs; 2) If DBE participation is not possible, is there a way to improve equal employment opportunity representation (i.e., employee diversity); and or 3) Can DBE participation be included for this company in other areas not related to this project.

In summary County Board Chairman Lee Holloway always make sure that additional steps have been taken to assure maximum DBE participation, or if not direct then “indirect” DBE participation. When and if all else fails the prime contactors must submit documentation to prove their Good Faith Efforts (GFE) which CBDP must then review to determine if it should be approved.

Disadvantaged Business Enterprise Goals are as follows:

Construction	25%
Time & Material (Construction)	25%
Professional Services	17%
Professional Services	
Construction Related	25%
Purchase of Service Agreements	17%

**ECD Waiver Report
CBDP Waiver Report October 2010
Page 3
November 29, 2010**

Waiver Report Summary

Based upon the above the Milwaukee Community Business Development Partners (CBDP), Disadvantaged Business Enterprise (DBE) Waiver Report for October 2010 is as follows per attachment "A"

Total Contract \$ Amount for August 2010	\$4,587,665.00
Total Approved Waved \$Amount	\$176,411.00
Total Unapproved Waved \$ Amount	\$0.00
Percentage Waved	3.85%

Prepared by:

Keith Garland,
CPBD Contract Compliance Manager

Mildred Hyde-Demoze,
Manager Certification Section

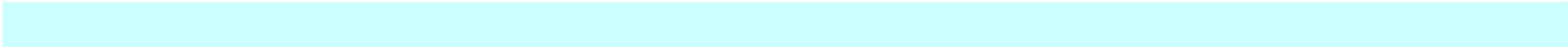
Approved by:

Freida Webb, CBDP Director

October 2010
Waiver Report

DEPARTMENT	Consultants /Contractors	SCOPE OF SERVICES	CONTRACT AMOUNT	APPROVAL REASON
CBDP approved wavers ¹				
Behavioral Health Division	UW-Madison	NIATx Technical Assistance & Training	\$31,911.00	Approved Waiver-Grant Funded
Corporation Counsel	Buelow Vetter Buikema Olson & Vliet LLC	Spceial Council for Mediation with Unions	\$50,000.00	Approved Waiver-Indefinite Term
Behavioral Health Division	Bozora Fischer Consulting Services	Consulting Psychiatrist	\$49,900.00	Approved Waiver-To Replace Terminated Psychiatrist
Behavioral Health Division	Critical Management Solutions	Correction Action Plan including Accreditation	\$44,600.00	Approved Waiver-Per Chairman's Review

Contracts issued without CBDP review ²



Total Contract \$ Amount October	\$4,587,665.00
Total Approved Waiver \$ Amount	\$176,411.00
Total Unapproved Waiver \$ Amount	\$0.00
Percentage Waived	3.85%

¹ Wavers approved by CBDP Department with County Board Chairman's Approval

² Contracts issued without DBE goals by departments without CBDP review or approval. CBDP is only made aware of these projects when accounts payable department forwards new contact information to CBDP