

COUNTY OF MILWAUKEE
Department of Health and Human Services
INTER-OFFICE COMMUNICATION

DATE: September 24, 2012

TO: Marina Dimitrijevic, Chairwoman, Milwaukee County Board of Supervisors

FROM: Héctor Colón, Director, Department of Health and Human Services
Prepared by James Mathy, Housing Administrator, Housing Division

SUBJECT: **Report from the Director, Department of Health and Human Services, Requesting Approval to Allocate the Anticipated 2013 Community Development Block Grant (CDBG) Funding**

Background

As part of the annual Community Development Block Grant (CDBG) process, all applicants were invited to attend a public hearing and present their proposals to the Economic and Community Development Committee on September 17, 2012. For 2013 funds, a review process was put in place by staff to objectively rank projects. A panel was arranged to score each project based on this system (see Attachment A for a listing of Evaluation Criteria). The panel members were chosen due to their experience with CDBG regulations as well as to avoid conflicts of interest. The panel consisted of two representatives from the Milwaukee County Housing Division, a representative from the City of Milwaukee Community Development Grants Administration and a representative from the City of West Allis.

Once the County Board approves the projects, the 2013 Annual Plan will be published for comment for 30-days, as required. Any public comments will then be incorporated into the final 2013 Annual Plan and the Plan will then be submitted to Federal Department of Housing and Urban Development (HUD) for approval by November 15, 2012.

Issue

The 2013 Milwaukee County CDBG allocation totals \$1,644,101, which includes funds reallocated from ineligible projects in 2011 (total of \$376,225). Twenty-percent of the anticipated 2013 allocation can be used for Administration (\$253,575). Fifteen-percent of the total funds, less the amount reserved for Administration, can be set aside for public service projects (\$208,580). For 2013, the allocation continues to be split between at large competitive projects and municipal projects. Although the municipal projects were not scored and ranked for the purpose of this report, they are included to show the complete allocation. As in years past, County CDBG staff will continue to review municipal projects to ensure that applicants meet national objectives and are following the Consolidated Plan.

For the competitive applications, the recommendations in this report are based on the total points received for each project. Projects were ranked based on the following criteria:

- Project Approach
- Jurisdiction
- Experience and Qualifications
- Need and Justification
- Past Performance
- Benefit to Low-and-Moderate Income Persons
- Budget and Other Sources of Funds

Recommendation

It is recommended that the County Board of Supervisors authorize the Director, DHHS, or his designee, to allocate the total anticipated 2013 Community Development Block Grant funds to the following projects:

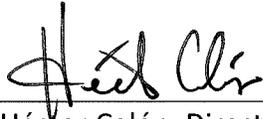
County-wide Projects	Public Service	Non Public Service	Total
Metro. Milwaukee Fair Housing Council	\$35,000		\$35,000
Legal Aid Society of Milwaukee	\$21,000		\$21,000
Wisconsin Community Services - CDLRE	\$25,000		\$25,000
Wisconsin Community Services – Job Training	\$23,290		\$23,289
Milwaukee County Housing, Emergency Home Repair		\$60,000	\$60,000
Milwaukee County Housing, Architectural Barrier Removal		\$120,000	\$120,000
Wisconsin Women's Business Initiative, Microenterprise		\$60,000	\$60,000
St. Mary's – Marian Center		\$100,000	\$100,000
Wisconsin Preservation Fund		\$113,000	\$113,000
Hunger Task Force, Well Pump		\$16,496	\$16,496
Hunger Task Force, Infrastructure		\$26,280	\$26,280
Rebuilding Together, Minor Home Repair		\$95,197	\$95,197
At large total	\$104,290	\$590,973	\$695,262

Suburban Set-Aside Projects	Public Service	Non Public Service	Total
Village of Bayside, Senior Services	\$5,598		\$5,598
Village of Brown Deer, Senior Club	\$25,017		\$25,017
City of Cudahy, Program for the Elderly	\$6,000		\$6,000
City of Cudahy, Project Concern	\$6,200		\$6,200
City of Cudahy, Property Maintenance Program	\$4,800		\$4,800
City of Cudahy, Handicap Ramp/Bus Pad		\$30,000	\$30,000
City of Franklin, Senior Travel	\$5,883		\$5,883
City of Franklin, SW Interfaith	\$3,381		\$3,381
City of Franklin, Clare Meadows Sidewalk		\$80,000	\$80,000
City of Glendale, ADA Sidewalk		\$31,345	\$31,345
Village of Greendale, Adult Program Services	\$9,702		\$9,702
Village of Greendale, ADA Enhancements		\$29,383	\$29,383
City of Greenfield, Maple Grove Access		\$62,000	\$62,000
City of Greenfield, Senior Services	\$17,209		\$17,209
Village of Shorewood, Senior Resource Center	\$10,000		\$10,000
Village of Shorewood, Shoreline Interfaith	\$2,500		\$2,500
Village of Shorewood, Water Main Replacement		\$21,614	\$21,614
City of South Milwaukee, Human Concerns Food Purchases	\$3,000		\$3,000
City of South Milwaukee, Human Concerns Boiler		\$20,606	\$20,606
City of St. Francis, Interfaith	\$5,000		\$5,000
City of St. Francis, Trail System		\$60,000	\$60,000
City of St. Francis, Sidewalk Replacement and Ramp		\$40,000	\$40,000
City of St. Francis, Sidewalk Replacement Phase II		\$50,000	\$50,000
Village of West Milwaukee, Community Center		\$32,000	\$32,000
Village of West Milwaukee, Community Center		\$9,000	\$9,000
Suburban Home Repair Collaboration – County Housing		\$125,025	\$125,025
Suburban Total	\$104,290	\$590,973	\$695,263
Total Allocation from HUD including reallocation	\$1,644,101		
Administration cap per regulation, 20%	\$253,575		
Public service cap per regulation, 15%	\$208,579		
Suburban Set-Aside	\$695,263		
County-wide Set-Aside	\$695,263		

Fiscal Effect

There is no anticipated fiscal effect as a result of this approval. A fiscal note form is attached.

Respectfully Submitted,



Héctor Colón, Director
Department of Health and Human Services

cc: County Executive Chris Abele
Tia Torhorst, County Executive's Office
Kelly Bablitch, County Board
Patrick Farley, Director, DAS
Craig Kammholz, Fiscal & Budget Administrator, DAS
CJ Pahl, Assistant Fiscal & Budget Administrator, DAS
Antionette Thomas-Bailey, Fiscal & Management Analyst, DAS
Glenn Bultman, Analyst, County Board Staff
Janelle Jensen, County Board Staff

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(ITEM) From the Director, Department of Health and Human Services, Requesting Approval to Allocate Community Development Block Grant (CDBG) Funding in 2013

A RESOLUTION

WHEREAS, as part of the annual Community Development Block Grant (CDBG) process, all applicants were invited to attend a public hearing and present their proposals to the Economic and Community Development Committee on September 17, 2012; and

WHEREAS, for 2013, a review process was put in place by staff to objectively rank projects based on a scoring system to make final recommendations and a panel was arranged to score each project based on this system; and

WHEREAS, once the County Board approves the projects, the 2013 Annual Plan will be published for comment for 30-days, as required, then any public comments will be incorporated into the final 2013 Annual Plan and the Plan will then be submitted to Federal Department of Housing and Urban Development (HUD) for approval by November 15, 2012; and

WHEREAS, the 2013 Milwaukee County CDBG allocation totals \$1,644,101 and consists of \$376,225 in funds reallocated from ineligible projects in 2011 and \$1,267,876 in anticipated 2013 Community Development Block Grant (CDBG) funding; and

WHEREAS, twenty-percent (20.0%) of the anticipated 2013 allocation can be used for Administration (\$253,575); and

WHEREAS, fifteen-percent (15.0%) of the total funds, less the amount reserved for Administration, can be set aside for public service projects (\$208,580); and

WHEREAS, the allocation continues to be split between at large competitive projects and municipal projects; and

WHEREAS, although the municipal projects were not scored and ranked for the purpose of this report, they are included to show the complete allocation; and

WHEREAS, if projects are not able to provide specific documentation that they are serving the Milwaukee County CDBG jurisdiction and that they are serving low-to-moderate income individuals, Milwaukee County will not be able to provide reimbursement per HUD regulations; and

WHEREAS, in no case will program expenditures exceed available revenue; now, therefore,

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BE IT RESOLVED, the County Board of Supervisors authorize the Director, DHHS, or his designee, to allocate the total anticipated 2013 Community Development Block Grant funds to the following projects:

County-wide Projects	Public Service	Non Public Service	Total
Metro. Milwaukee Fair Housing Council	\$35,000		\$35,000
Legal Aid Society of Milwaukee	\$21,000		\$21,000
Wisconsin Community Services - CDLRE	\$25,000		\$25,000
Wisconsin Community Services – Job Training	\$23,290		\$23,289
Milwaukee County Housing, Emergency Home Repair		\$60,000	\$60,000
Milwaukee County Housing, Architectural Barrier Removal		\$120,000	\$120,000
Wisconsin Women's Business Initiative, Microenterprise		\$60,000	\$60,000
St. Mary's – Marian Center		\$100,000	\$100,000
Wisconsin Preservation Fund		\$113,000	\$113,000
Hunger Task Force, Well Pump		\$16,496	\$16,496
Hunger Task Force, Infrastructure		\$26,280	\$26,280
Rebuilding Together, Minor Home Repair		\$95,197	\$95,197
At large total	\$104,290	\$590,973	\$695,262

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Suburban Set-Aside Projects	Public Service	Non Public Service	Total
Village of Bayside, Senior Services	\$5598		\$5598
Village of Brown Deer, Senior Club	\$25,017		\$25,017
City of Cudahy, Program for the Elderly	\$6000		\$6000
City of Cudahy, Project Concern	\$6200		\$6200
City of Cudahy, Property Maintenance Program	\$4800		\$4800
City of Cudahy, Handicap Ramp/Bus Pad		\$30,000	\$30,000
City of Franklin, Senior Travel	\$5883		\$5883
City of Franklin, SW Interfaith	\$3381		\$3381
City of Franklin, Clare Meadows Sidewalk		\$80,000	\$80,000
City of Glendale, ADA Sidewalk		\$31,345	\$31,345
Village of Greendale, Adult Program Services	\$9702		\$9702
Village of Greendale, ADA Enhancements		\$29,383	\$29,383
City of Greenfield, Maple Grove Access		\$62,000	\$62,000
City of Greenfield, Senior Services	\$17,209		\$17,209
Village of Shorewood, Senior Resource Center	\$10,000		\$10,000
Village of Shorewood, Shoreline Interfaith	\$2500		\$2500
Village of Shorewood, Water Main Replacement		\$21,614	\$21,614

City of South Milwaukee, Human Concerns Food	\$3,000		\$3,000
City of South Milwaukee, Human Concerns Boiler		\$20,606	\$20,606
City of St. Francis, Interfaith	\$5,000		\$5,000
City of St. Francis, Trail System		\$60,000	\$60,000
City of St. Francis, Sidewalk Replacement and Ramp		\$40,000	\$40,000
City of St. Francis, Sidewalk Replacement Phase II		\$50,000	\$50,000
Village of West Milwaukee, Community Center		\$32,000	\$32,000
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Suburban Home Repair Collaboration – County Housing		\$125,025	\$125,025
Suburban Total	\$104,290	\$590,973	\$695,263

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MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: September 24, 2012

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: Report from the Director, Department of Health and Human Services, Requesting Approval to Allocate the Anticipated 2013 Community Development Block Grant (CDBG) Funding

FISCAL EFFECT:

- | | |
|---|--|
| <input type="checkbox"/> No Direct County Fiscal Impact | <input type="checkbox"/> Increase Capital Expenditures |
| <input type="checkbox"/> Existing Staff Time Required | <input type="checkbox"/> Decrease Capital Expenditures |
| <input checked="" 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 type="checkbox"/> Use of contingent funds |
| <input type="checkbox"/> Decrease Operating Expenditures | |
| <input checked="" 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	249,964*
	Revenue	0	249,964*
	Net Cost	0	0
Capital Improvement Budget	Expenditure		
	Revenue		
	Net Cost		

*The increase for the subsequent year is based on the 2013 DHHS Requested Budget.

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 Director, Department of Health and Human Services (DHHS), is requesting authorization to allocate \$1,644,101 in Community Development Block Grant (CDBG) funding in 2013. This amount consists of \$376,225 in funds reallocated from ineligible projects in 2011 and \$1,267,876 in anticipated 2013 Community Development Block Grant (CDBG) funding.

B. The anticipated 2013 Community Development Block Grant (not including the reallocated 2011 funds) amount represents a decrease of \$126,361 compared to the 2012 Adopted (and 2013 Requested) Housing Division Budget for CDBG funds of \$1,394,237. The total allocated funding, including the 2011 reallocated funds, amount represents an increase of \$249,964 compared to the 2012 Adopted (and 2013 Requested) Housing Division Budget for CDBG funds.

C. It is anticipated that the Federal Department of Housing and Urban Development (HUD) will provide approximately \$1,267,876 in grant revenue in 2013. This combined with the \$376,225 in funds reallocated from ineligible projects in 2011, results in a total amount available and allocated in for 2013 of \$1,644,101. It is important to note that Federal allocations of grant awards may change but in no case will program expenditures exceed available revenue. There is no tax levy impact associated with approval of this request. If the final amount awarded differs from the allocation presented here, DHHS will return to the Board with an update and any necessary fund transfers.

D. No further assumptions are made.

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.

Department/Prepared By Thomas F. Lewandowski, Fiscal & Management Analyst

Authorized Signature 

Did DAS-Fiscal Staff Review? Yes No

MILWAUKEE COUNTY CDBG/HOME 2013 APPLICATION EVALUATION CRITERIA

1. **Project Approach (25 points maximum):** The application describes what the program/project will do; how it will be implemented, operated, and administered within a realistic time period; and how low-income participants will access services. The description should include:
 - A description of the work that will be undertaken and a description of how the work will address the identified problem (worth up to 10 points).
 - Identifies any partnerships that have been or will be formed to ensure the success of the project and that outcomes can be achieved. (Worth up to 5 points).
 - A work plan for how the project/program will be organized, implemented, operated, and administered, and the timeline and milestones from initiation to completion. Work on the project – meaning funds will be spent – will begin 2012 (worth up to 5 points).
 - Outreach and marketing initiatives that will be implemented to inform potential participants and to ensure that they are aware of the services/activities to be provided (worth up the 5 points.)
2. **Jurisdiction (20) points maximum:** To what degree does the project impact the Milwaukee County jurisdiction? If sub-recipient has a history of serving the jurisdiction (10) points; if project is located in jurisdiction (5); does the proposal talk about serving jurisdiction or outreach into jurisdiction (5 points).
3. **Experience and Qualifications (15 points maximum):** The application provides documentation to justify the organization's capacity to conduct this project. The project is consistent with the mission of the organization. The organization has undertaken projects of similar complexity to the one for which funds are being required (worth up to 3 points). There are staff resources with the skills and experience to administer and conduct an accountable and responsible project (worth up to 10 points). There appears to be adequate board and management oversight along with a commitment to quality and service improvement (worth up to 2 points).
4. **Need and Justification (15 points maximum):** The proposed activity overview adequately describes the problem that is being addressed by the proposed project (worth up to 5 points). Statements are substantiated and related to the needs and the priorities in the 2010 – 2014 Consolidated Plan and provides a description of how funds may be targeted to areas of greatest need (worth up to 10 points)
5. **Past Performance (15 points maximum):** If the organization has been previously funded, a review of past expenditures and performance shows that the organization has been able to meet timeless and goals in a reasonable fashion, i.e., no unexpended dollars from 2010. Compliance with the contract will include but not be limited to submission of reports and adherence to scope of services.
6. **Benefit to Low-and-Moderate Income Persons (5 points maximum):** The application describes the population to be served. Additional points will be given to projects located in *census tracts where 42.8% of the population is considered low-and-moderate income.*
7. **Budget and Other Sources of Funds (5 points maximum):** The application clearly explains and justifies each proposed budget line item and why CDBG and/or HOME funding is required to make the project viable. The budget is realistic. Efforts have been made to secure other funding for the project. The application identifies eligible sources of match, if required.

MILWAUKEE COUNTY CDBG/HOME 2013 APPLICATION EVALUATION CRITERIA

1. **Project Approach (25 points maximum):** The application describes what the program/project will do; how it will be implemented, operated, and administered within a realistic time period; and how low-income participants will access services. The description should include:
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 - A work plan for how the project/program will be organized, implemented, operated, and administered, and the timeline and milestones from initiation to completion. Work on the project – meaning funds will be spent – will begin 2012 (worth up to 5 points).
 - Outreach and marketing initiatives that will be implemented to inform potential participants and to ensure that they are aware of the services/activities to be provided (worth up the 5 points.)
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7. **Budget and Other Sources of Funds (5 points maximum):** The application clearly explains and justifies each proposed budget line item and why CDBG and/or HOME funding is required to make the project viable. The budget is realistic. Efforts have been made to secure other funding for the project. The application identifies eligible sources of match, if required.

1 By Supervisors Jursik, Broderick and Bowen

File No. 12-

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A RESOLUTION/ORDINANCE

relating to Real Estate Procedures for the Disposition of County Land

WHEREAS, all future land sales shall follow the policy and procedure for disposition of real estate as recommended by the Committee on Economic and Community Development (ECD committee), approved by the County Board and implemented by the Department of Administration (DAS) - Economic Development Division; and

WHEREAS, all land sales including those declared surplus by the County shall be referred to the ECD committee for disposition and the ECD committee shall consider any of the following policies for such disposition:

- a. A site-specific plan because of the unique character or location of the property
- b. A Request For Proposal (RFP) process which is intended to be a formal process that is generally reviewed in closed hearings if such hearings are deemed appropriate by opinion of Corporation Counsel
- c. A Request For Information (RFI) process which is intended to be a less formal process that is generally reviewed in an open hearing unless Corporation Counsel provides an opinion that proprietary information must be protected. Such RFI process may be followed by a more specific procedure as recommended by the ECD committee
- d. Any other policy for disposition that the ECD committee establishes as appropriate which may be determined by the totality of the circumstances regarding the real estate involved
- e. A development agreement negotiated by DAS - Economic Development Division that the ECD committee established with regard to a specific developer to develop an identified real estate parcel

; and

WHEREAS, the ECD committee may, at their discretion, recommend to the County Board any Community Benefit requirements for the disposition plan or development plan; now, therefore,

46 BE IT RESOLVED, this resolution shall be prospective and specifically does not
47 apply to the designation of the Downtown Transit Center; and

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49 BE IT FURTHER RESOLVED, that all negotiations and review of RFP, RFI, or
50 any other negotiated procedures shall be conducted by the DAS - Economic
51 Development Division which shall make final recommendations to the ECD committee
52 for review and recommendation to the County Board; and

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54 BE IT FURTHER RESOLVED, the effective date of this resolution and ordinance
55 shall be 30 days after publication; and

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57 BE IT FURTHER RESOLVED, that the Milwaukee County Board of Supervisors
58 hereby amends Chapter 32.96 of the Milwaukee County Code of General Ordinances
59 by adopting the following:

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61 **AN ORDINANCE**

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63 The County Board of Supervisors of the County of Milwaukee does ordain as
64 follows:

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66 **SECTION 1: Chapter 32.96 of the General Ordinances of Milwaukee County is**
67 **amended as follows:**

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69 32.96. - Real estate.

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71 (1) Manage, sell and acquire real estate for the county. Specific responsibilities
72 include managing and leasing improved and unimproved properties, including air
73 space parking lots for the state department of transportation (WIDOT). County
74 surplus real estate and tax deed foreclosure properties in the county suburbs are
75 sold by the division.

76
77 (2) Land sales shall follow the policy and procedure for disposition of real estate as
78 recommended by the Committee on Economic and Community Development
79 (ECD committee), approved by the County Board and implemented by the
80 Department of Administration (DAS) - Economic Development Division.

81
82 (3) All land sales including those declared surplus by the county shall be referred to
83 the ECD committee for disposition and the ECD committee may consider any of
84 the following policies for such disposition:

85
86 (a) A site-specific plan because of the unique character or location of the
87 property.

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89 (b) A Request For Proposal (RFP) process which is intended to be a formal
90 process that is generally reviewed in closed hearings if such hearings are
91 deemed appropriate by opinion of Corporation Counsel.

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(c) A Request For Information (RFI) process which is intended to be a less formal process that is generally reviewed in an open hearing unless Corporation Counsel provides an opinion that proprietary information must be protected. Such RFI process may be followed by a more specific procedure as recommended by the ECD committee.

(d) Any other policy for disposition that the ECD committee establishes as appropriate which may be determined by the totality of the circumstances regarding the real estate involved.

(e) A development agreement negotiated by DAS - Economic Development Division that the ECD committee established with regard to a specific developer to develop an indentified real estate parcel.

(4) The ECD committee may, at their discretion, recommend to the County Board any Community Benefit requirements for either the surplus disposition plan or development agreement.

(5) All negotiations and review of RFP, RFI, or any other negotiated procedures shall be conducted by the DAS - Economic Development Division which shall make final recommendations to the ECD committee for review and recommendation to the County Board.

SECTION 2. This ordinance shall become effective thirty days after passage and publication.

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: September 19, 2012

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: A resolution and ordinance relating to Real Estate Procedures for Disposition of County Land.

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input 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 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	0
	Revenue	0	0
	Net Cost	0	0
Capital Improvement Budget	Expenditure	0	0
	Revenue	0	0
	Net Cost	0	0

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.

This resolution and ordinance has no fiscal effect.

Department/Prepared By Glenn Bultman, Legislative Research Analyst

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.

1 By Supervisors Johnson, Jursik

2 File No. 12-

3
4 A resolution authorizing the Director of Economic Development to negotiate with MRH
5 West LLC on the purchase and development of a parcel located on the west side of Old
6 World Third Street between West Juneau Avenue and West McKinley Avenue in the
7 Park East Corridor in the City of Milwaukee.

8
9 **A RESOLUTION**

10
11 WHEREAS, MRH West LLC is seeking to develop a parcel in the Park East
12 located on the west side of Old World Third Street between West Juneau Avenue and
13 West McKinley Avenue; and

14
15 WHEREAS, the Milwaukee County Board of Supervisors has previously issued a
16 Request for Proposal on this parcel which has not been fruitful; and

17
18 WHEREAS, MRH West LLC has successfully developed the Aloft Hotel which is
19 located across the street from this parcel; now, therefore,

20
21 BE IT RESOLVED, the Committee on Economic and Community Development
22 (ECD committee) directs the administration to enter into negotiations with MRH West
23 LLC; and

24
25 BE IT FURTHER RESOLVED, the ECD committee directs the administration to
26 enter into a site-specific agreement, incorporating the items of the Park East
27 Redevelopment Compact (PERC) into this agreement; and

28
29 BE IT FURTHER RESOLVED, the effective date of this resolution and ordinance
30 shall be 30 days after publication; and

31
32 BE IT FURTHER RESOLVED, after successfully negotiating a site-specific
33 agreement with the PERC requirements, the administration shall bring a negotiated
34 agreement before the ECD committee for its recommendation to the County Board.
35

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: September 24, 2012

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: A resolution authorizing the Director of Economic Development to negotiate with MRH West LLC for purchase of land in the Park East Corridor.

FISCAL EFFECT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No Direct County Fiscal Impact
<input type="checkbox"/> Existing Staff Time Required
<input 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 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	0
	Revenue	0	0
	Net Cost	0	0
Capital Improvement Budget	Expenditure	0	0
	Revenue	0	0
	Net Cost	0	0

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.

This resolution and ordinance has no fiscal effect.

Department/Prepared By Glenn Bultman, Legislative Research Analyst

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.

JACKSON | STREET

HOLDINGS LLC

September 13, 2012

The Hon. Marina Dimitrijevic
Chairwoman, Milwaukee County Board of Supervisors
Courthouse, Room 201
901 North 9th Street
Milwaukee, WI 53233

Dear Chairwoman Marina Dimitrijevic:

MRH West LLC respectfully requests permission to begin negotiations with Milwaukee County to purchase a portion of Block 4 in the Park East located west of the river, in Sup. Willie Johnson's district. The property is located on the west side of Old World Third Street between West Juneau Avenue and West McKinley Avenue, and is shown on the attached exhibit.

MRH West LLC is an affiliate of Milwaukee River Hotel LLC, the developer and owner of The Aloft Hotel, which is located directly east of the subject parcel. The Aloft, the first private development west of the river in the Park East, has been successful for us, and we would like to build an additional approximately 110 rooms on the parcel across the street. This would most likely be a LEED-certified extended-stay hotel. Currently, we believe that there is only one national branded extended-stay hotel in downtown Milwaukee. We believe the demand exists for this type of project in this part of the city.

The development team we have assembled is Milwaukee based, with a history of accomplishing projects such as this. We are familiar with the PERC and are comfortable with our ability to satisfy its requirements. We satisfied EBE and DBE hiring requirements at our Aloft Hotel and voluntarily agreed to similar policies in the construction of our Marriott Hotel currently underway in downtown Milwaukee.

Thank you for your consideration.

Sincerely,

MRH West LLC

By: Jackson Street Holdings LLC, Manager

By:  _____

COUNTY BOARD
CHAIRMAN

2012 SEP 18 PM 4:40

731 North Jackson Street
Suite 818
Milwaukee, WI 53202

Phone 414-226-1950 Fax 414-226-1955

RECEIVED



Milwaukee County

Brian Taffora • Director, Economic Development

INTEROFFICE COMMUNICATION Milwaukee County

Date: September 21, 2012

To: Patricia Jursik, Chairwoman, Economic and Community Development Committee

From: Brian Taffora, Economic Development Director

Subject: Status of Negotiations with Barrett Visionary Development, Inc.

As per Resolution 12-633, the following is a status report:

The DAS-Division of Economic Development has been working with Corporation Counsel and Milwaukee County Department of Transportation regarding the status of two issues that must be resolved prior to negotiations with Barrett Visionary Development.

1. Wisconsin Department of Natural Resources issued an opinion in August 2011 regarding the status of the Public Trust Doctrine. DAS-Division of Economic Development has been in communication with the WDNR and had been told a written ruling on the decision will be issued in the next several weeks. As soon as that ruling is issued that will be shared with the ECD Committee and Board of Supervisors. If the Committee would like an update on the status of potential litigation, Corporation Counsel believes that would be an appropriate item for closed session.
2. Milwaukee County DOT has been working with the Federal Transit Authority on the declaration of the Transit Center as surplus and the ramifications of that on the sale. The typical FTA processing time on this type of issue is between six and nine months. As soon as we have clear guidance on this issue it will be shared with the ECD Committee and Board of Supervisors.

In regards to Barrett Visionary Development, several meetings have been initiated:

1. Barrett Visionary's legal counsel, Milwaukee County Corporation Counsel and DAS-Division of Economic Development Real Estate staff met to ensure everyone had a shared understanding of the County's adopted Resolution and timeline.
2. Barrett Visionary Development was introduced to Milwaukee County Community Business Development Partners. A meeting was conducted and we believe Barrett Visionary Development has a full understanding of the Community Benefits requirements they must meet in negotiations.

Next Steps:

1. DAS-Division of Economic Development Real Estate will begin working on the issuance of Title Insurance.
2. WDNR Ruling