



OFFICE OF THE COUNTY EXECUTIVE

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# Milwaukee County

CHRIS ABELE • COUNTY EXECUTIVE

Date: April 25, 2014  
To: Marina Dimitrijevic, Chairwoman, Milwaukee County Board of Supervisors  
From: Chris Abele, County Executive  
Subject: Appointment of David Cialdini to the Milwaukee County Research Park Corporation Board of Directors

Subject to the confirmation of your Honorable Body and pursuant to the provisions set forth in County Board Resolution File Nos. 84-945, 86-64 and 88-270, I am hereby appointing David Cialdini to serve on the Milwaukee County Research Park Corporation Board of Directors. Mr. Cialdini's term will expire on April 21, 2017.

Your consideration and confirmation will be appreciated.

Chris Abele  
Milwaukee County Executive

cc: Supervisor Pat Jursik, Economic and Community Development Committee, Chair  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Alexis Gassenhuber, Committee Clerk  
William Drew, Research Park  
David Cialdini

# David Cialdini

Hales Corners, WI

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**DEGREES:** UW-La Crosse ('98) - BA Business Management / Human Resources

## **MILWAUKEE COUNTY**

**Dates: 2013 – present**

### **Real Estate Agent – Department of Administrative Services – Economic Development**

Provide Real Estate Support Services to County Departments on various projects involving County owned land

- Strategic Planning – Project Manager for Milwaukee County Grounds; Regional Medical Complex, County Research Park, Behavioral Health Division. Developing efficiencies for internal policies and processes
- Negotiate – Property sales, land leases, Governmental MOU's, DOT takings
- Presentation – Present informational reports & actions items to Milwaukee County Board of Supervisors
- Drafting – Leases, Amendments, Offers to purchase, Deeds, and Internal reports
- Management – Land leases, Cell tower & Airspace agreements, permits for various County properties
- Advisory – Risk management for INREM foreclosures, Land transfers with municipalities

Involvements:

Milwaukee 7, South East Region Planning Commission, Wisconsin Department of Transportation, Milwaukee Gateway Project, Milwaukee Municipal GIS Users Group.

## **MILWAUKEE INVESTMENT REALTY Co., INC**

**Dates: 2001 - 2012**

### **Vice President - Asset Management**

Commercial Real Estate Company specializing in Development, Brokerage, and Investment throughout South East Wisconsin.

- Brokerage - sales, trades, tax-deferred exchanges, land contracts, leases
- Development - New construction & Rehabbing, municipal zoning compliance.
- Supervisor – Internal Staff, Field Staff, 3<sup>rd</sup> Party Vendors
- Finance - Budgeting, P&L reporting to executives, commercial lending trends
- Ownership representation - Lease negotiations, tenant conflicts, Municipal Commissions.

## **NAI / MLG COMMERCIAL**

**Dates: 1999 - 2001**

### **Information Technology - Research**

Commercial Real Estate (Office, Retail, Industrial)

## **LAWYERS TITLE CO.**

**Dates: 1998 - 1999**

### **Assistant - Closing Department**

Purchases, Refinance, Loan escrow

**CERTIFICATIONS & LICENSING:** - Notary Public (2005), Licensed Real Estate Broker (2001)



OFFICE OF THE COUNTY EXECUTIVE

# *Milwaukee County*

CHRIS ABELE • COUNTY EXECUTIVE

Date: April 25, 2014

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

From: Chris Abele, County Executive

Subject: Appointment of Nate Cade to the Milwaukee County Research Park Corporation Board of Directors

Subject to the confirmation of your Honorable Body and pursuant to the provisions set forth in County Board Resolution File Nos. 84-945, 86-64 and 88-270, I am hereby appointing Nate Cade to serve on the Milwaukee County Research Park Corporation Board of Directors. Mr. Cade's term will expire on April 21, 2017.

Your consideration and confirmation will be appreciated.

A handwritten signature in black ink, appearing to read "Chris Abele".

Chris Abele  
Milwaukee County Executive

cc: Supervisor Pat Jursik, Economic and Community Development Committee, Chair  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Alexis Gassenhuber, Committee Clerk  
William Drew, Research Park  
Nate Cade



Nathaniel Cade, Jr.  
Cade Law LLC

[REDACTED]  
Milwaukee, WI 53217  
[REDACTED]  
[REDACTED]  
[REDACTED]

[www.cade-law.com](http://www.cade-law.com)

Nate Cade is the owner of Cade Law LLC, which he recently started on March 1, 2013. Prior to forming his own law firm, Nate was a partner and the general counsel at Gonzalez Saggio & Harlan LLP, a large multi-office law firm based in Milwaukee, and previously a partner at Michael Best & Friedrich LLP, one of the largest firms in Milwaukee.

The focus of Nate's practice is on all aspects of civil, criminal and appellate litigation, with an emphasis on products liability and complex commercial disputes. In addition to his products liability and litigation work, Nate also represents Wisconsin lawyers charged with ethics and professional misconduct violations by the Office of Lawyer Regulation, the Wisconsin Supreme Court governing body with responsibility for regulating and disciplining lawyers in the state. Nate also handles estate planning and probate issues for his clients.

Nate previously served as the interim Wisconsin State Delegate in the ABA House of Delegates where he chaired the Technology Committee, and previously served on the Board of Governor's for the State Bar of Wisconsin. Nate is an active member of the ABA's Litigation Section, serving as a Division Director, and previously chaired the Products Liability and Health Law Committees. He also co-chaired the Advanced Planning & Leadership Committee.

Nate recently finished a three term on the ABA's Standing Committee on Ethics and Professional Responsibility, which is tasked with writing ethics opinions and suggesting changes to the ABA's Model Rules of Professional Responsibility. In addition, Nate previously served on the State Bar of Wisconsin's Standing Committee on Professional Ethics for seven years, including three years as chair. Nate also served a member of the Wisconsin Supreme Court Ethics 2000 Commission, which proposed revisions to the State's Rules of Professional Conduct in July 2004.

Nate has conducted and had involvement in numerous trials, mediations and arbitrations throughout Wisconsin and the United States. He lectures extensively on ethics, and also has done so on products liability, environmental law and construction insurance law.

Nate is a graduate of the University of Pennsylvania and the University of Michigan School of Law.

Home address: N. Ardmore Ave., Shorewood, WI 53211  
[REDACTED]



OFFICE OF THE COUNTY EXECUTIVE

# Milwaukee County

CHRIS ABELE • COUNTY EXECUTIVE

Date: April 25, 2014

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

From: Chris Abele, County Executive

Subject: Appointment of Marvin Bynum II to the Milwaukee County Research Park Corporation Board of Directors

Subject to the confirmation of your Honorable Body and pursuant to the provisions set forth in County Board Resolution File Nos. 84-945, 86-64 and 88-270, I am hereby appointing Marvin Bynum II to serve on the Milwaukee County Research Park Corporation Board of Directors. Mr. Bynum's term will expire on April 21, 2017.

Your consideration and confirmation will be appreciated.

Chris Abele  
Milwaukee County Executive

cc: Supervisor Pat Jursik, Economic and Community Development Committee, Chair  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Alexis Gassenhuber, Committee Clerk  
William Drew, Research Park  
Marvin Bynum II

**MARVIN C. BYNUM II**  
E. GREEN TREE ROAD • FOX POINT, WI 53217

**PROFESSIONAL EXPERIENCE**

**Godfrey & Kahn, S.C.**

Milwaukee, Wisconsin

*Associate*, September 2010 – present

*Summer Associate*, May – August 2008 and July – August 2009

- Real Estate Practice Group, Member
  - Negotiate and coordinate sales and acquisitions of commercial real estate throughout the country, including sales of distressed assets.
  - Assist clients on tax credit and tax incremental financing development projects.
  - Advise both landlords and tenants in sophisticated leasing transactions.
  - Serve as counsel to borrowers in real estate acquisition financing transactions.
  - Prepare and negotiate construction documents.
  - Represent clients in tax assessment appeal matters.
  - Support growth strategies of startup entrepreneurs and nonprofit organizations.
- Summer Associate Committee, Member
- Marquette Fellowship Committee, Member

**Athletic Business Publications Inc.**

Madison, Wisconsin

*Associate Editor*, September 2001 – August 2007

**SERVICE**

**Silver Spring Neighborhood Center**

Milwaukee, Wisconsin

*Vice President, Board of Directors*, May 2013 – present

**Marquette University Law School**

Milwaukee, Wisconsin

*Member, Annual Minority Alumni/ Student Reception Committee*, June 2010 – present

**Layton Boulevard West Neighbors**

Milwaukee, Wisconsin

*30<sup>th</sup> Street Block Captain*, September 2006 – August 2007

**EDUCATION**

**Marquette University Law School**

Milwaukee, Wisconsin

*Juris Doctor*, May 2010

Cum Laude            G.P.A.: 3.480/4.000

- Activities:
  - *Marquette Law Review*, Editor in Chief
  - Associate Dean and Professor Matthew J. Parlow, Research Assistant
  - Academic Success Program, Student Leader
  - Street Law Project, Student Teacher
  - Black Law Students Association, Treasurer
- Honors:
  - Godfrey & Kahn Fellow in Law (included three-year full-tuition scholarship)
  - Dean's List, Fall 2007, Fall 2008 and Fall 2009
  - Senior Speaker, May 2010 Commencement

**Arizona State University**

Tempe, Arizona

*Bachelor of Arts in English Literature, Minor in History*, December 2006

- Honors: Dean's List, Fall 1998 and Spring 2000

**PUBLICATIONS**

- *Testing the Waters: Assessing Wisconsin's Regulatory Climate for Offshore Wind Projects*, 93 MARQ. L. REV. 1533 (2010) (<http://scholarship.law.marquette.edu/mulr/vol93/iss4/44/>)

# THE ECONOMY AND POPULATION OF THE SOUTHEASTERN WISCONSIN REGION



NEWSLETTER

JANUARY 2014



Persons age 65 and older and Hispanics are expected to experience the largest increases in regional population by the year 2050.

## INTRODUCTION

In April 2013, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), completed Technical Report No. 10, 5th Edition, *The Economy of Southeastern Wisconsin*, and Technical Report No. 11, 5th Edition, *The Population of Southeastern Wisconsin*. The reports included new projections about the future population and jobs in the Region—projections that will be used to update and extend the SEWRPC regional land use and transportation plan to the year 2050 and for other comprehensive planning efforts. This newsletter summarizes the significant findings and projections in the two technical reports, which are available on the SEWRPC website (see back page).

The 2013 editions of *The Economy of Southeastern Wisconsin* and *The Population of Southeastern Wisconsin* were based on 2010 U.S. Census data and the most recent available economic-based data. The reports document the findings of economic and demographic analyses conducted by the Commission in 2012-2013 and provide an estimate of the size of the labor force that could be expected in light of the projected population, and an estimate of the number of jobs which that labor force could accommodate. They were prepared in tandem to ensure consistency between the Commission's long-range population projections and employment projections.

The reports were developed under the guidance of the SEWRPC Advisory Committee on Regional Population and Economic Forecasts, which includes individuals from the public and private sectors with experience in socioeconomic projections and who are familiar with population and economic trends in the Southeastern Wisconsin Region. Members of the Advisory Committee are listed on page 2.

*The economic and population forecasts were prepared for the forty-year period from 2010 to 2050. They will serve as a basis for updating and extending the regional land use and transportation plan and other elements of the comprehensive plan for the Region to the year 2050.*

## EXECUTIVE SUMMARY

*The Economy of Southeastern Wisconsin* and *The Population of Southeastern Wisconsin* document an essential step in the regional planning process: the projection of the probable future size, distribution, and composition of the regional population, and the number, distribution, and types of jobs in the Region. The reports provide a range of future population, household, and employment levels—high, intermediate, and low—for the Region, allowing for uncertainty. The intermediate projections are considered the most likely to be achieved for the Region overall and are envisioned to be used as a basis for the preparation of year 2050 regional plans. The high and low projections provide an indication of the range of population, household, and employment levels which could conceivably be achieved under significantly higher and lower growth scenarios.

Under the intermediate-growth scenario, the population of the Region would increase by 17 percent, from 2,020,000 persons in 2010 to 2,354,000 persons in 2050. Households would increase by 22 percent between 2010 and 2050, accompanied by a continued modest decline in average household size. Employment in the Region would increase by 18 percent, from 1,176,600 jobs in 2010 to 1,386,900 jobs in 2050.

In many cases, the projections indicate slight or moderate changes in population and employment, as this newsletter summarizes. Significant changes are highlighted as follows:

- The population age 65 and over is projected to nearly double by 2050, with persons age 65 and over accounting for the largest increase in age groups in the Region.
- Growth in the labor force over the forecast period is expected to be significantly slower than in the past—to a great extent, the result of the large baby-boom generation (those born from 1946 through 1964) entering retirement years.
- Net migration is expected to increase modestly for the Region by 2050 in response to economic growth and the need for additional workers as baby-boomers leave the workforce.
- The minority share of the regional population will increase significantly, while the non-Hispanic White share will decrease. The Region's Hispanic population has more than quadrupled during the past three decades.
- The new employment projections indicate the continuation of the long-term shift in the regional economy from a manufacturing to a service orientation.
- The historical decrease in Milwaukee County's share of regional employment and the increase in Waukesha County's share are projected to moderate compared to the past six decades.



*SEWRPC is the areawide public planning agency for the Southeastern Wisconsin Region, which includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties. The Southeastern Wisconsin Region accounts for about 36 percent of the State's population and about 34 percent of all jobs in the State. The Commission exists to help the seven counties and 147 cities, villages, and towns in the Region consider issues and problems that may require the cooperation of multiple county and local governments for sound resolution. The Commission's planning under State law is advisory. SEWRPC plans address land use and infrastructure, including transportation, housing, water quality, water supply, parks and open space, and floodplain management. More information is available at [www.sewrpc.org](http://www.sewrpc.org).*

### ADVISORY COMMITTEE ON REGIONAL POPULATION AND ECONOMIC FORECASTS

Andrew T. Struck.....	Director, Planning and Parks Chairman Department, Ozaukee County
Julie A. Anderson .....	Director, Public Works and Development Services Department, Racine County
Sandra A. Beaupré .....	Director, Bureau of Planning, Division of Transportation Investment Management, Wisconsin Department of Transportation
Andy M. Buehler .....	Director of Planning Operations, Kenosha County
Michael P. Cotter .....	Director, Walworth County Land Use and Resource Management Department
Joel E. Dietl .....	Planning Manager, City of Franklin
John Flynn .....	Vice President, Strategy and Development, American Transmission Company
David Egan-Robertson .....	Demographer, Applied Population Laboratory, University of Wisconsin-Madison
Gordon Kacala.....	Executive Director, Racine County Economic Development Corporation
Jedd Lapid.....	Regional Chief Development Officer, American Red Cross of Eastern Wisconsin
Richard Marcoux .....	Commissioner, City of Milwaukee, Department of City Development
Bret J. Mayborne .....	Director of Economic Research, Metropolitan Milwaukee Association of Commerce
Paul E. Mueller .....	Administrator, Planning and Parks Department, Washington County
Reggie Newson.....	Secretary, Wisconsin Department of Workforce Development
Francisco Sanchez.....	President, Waukesha-Ozaukee-Washington Workforce Development, Inc.
John Schmid .....	Project Specialist, WE Energies
Dale R. Shaver .....	Director, Waukesha County Parks and Land Use Department
Donald Sykes.....	President/CEO, Milwaukee Area Workforce Investment Board, Inc.

## PREVIOUS ANALYSES AND PROJECTIONS

The previous Commission economic and population forecasts extend to the year 2035 and appear in SEWRPC Technical Report No. 10, 4th Edition, *The Economy of Southeastern Wisconsin*, and Technical Report No. 11, 4th Edition, *The Population of Southeastern Wisconsin*, both dated July 2004. Intermediate-growth projections from these reports were used to prepare SEWRPC Planning Report No. 48, *A Regional Land Use Plan for Southeastern Wisconsin: 2035*, and SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*, in 2007.

Under the 2000-2035 population projections, it was envisioned that the resident population of the Region would increase from about 1.93 million persons in 2000 to about 2.28 million persons in 2035 under the intermediate-growth scenario. In 2013, the population for the Region of 2.02 million persons was just 2 percent less than the projected level of 2.06 million persons. Under the previous economic projections, total employment in the Region was projected to increase from about 1.18 million jobs in 2003 to about 1.37 million jobs under the intermediate-growth scenario in 2035. Despite steady job growth trending just above the high-growth projection from 2003 through 2007, the major recession resulted in a decrease of jobs from 2008 to 2010. In 2012, actual employment for the Region—1.20 million jobs—was somewhat lower than the projected level for the year 2012 of 1.26 million jobs.

## VISION 2050 REGIONAL LAND USE AND TRANSPORTATION PLAN

As the official areawide regional planning agency under State law, SEWRPC is charged by law with developing a master plan for the physical development of the Region. It is also the official metropolitan planning organization (MPO) for regional transportation planning in Southeastern Wisconsin and is responsible for preparing and maintaining a transportation system plan for the Region under the Federal Moving Ahead for Progress in the 21st Century Act (MAP-21). This plan qualifies the State and local units of government for Federal highway and transit aids. It also satisfies requirements related to air quality planning conducted by the Wisconsin Department of Natural Resources (WDNR), as required by the Federal Clean Air Act Amendments of 1990. Transportation



Population and economic projections are essential to transportation planning.

planning is closely coordinated with the Wisconsin Department of Transportation (WisDOT).

The projections in the fifth editions of *The Economy of Southeastern Wisconsin* and *The Population of Southeastern Wisconsin* will be used by the Commission to prepare a year 2050 regional land use and transportation plan. The Commission is referring to the visioning and scenario planning process being used to develop that plan as "VISION 2050." VISION 2050 will describe how residents want their communities and the Region to develop, and how they want to be connected to the different places in their communities and the Region where they live, work, and play.

VISION 2050 is designed to obtain significant public input into the specific design and evaluation of alternative land use and transportation plans, as well as

the final year 2050 plan. It is also intended to expand public knowledge of the implications of existing and future land use and transportation development in Southeastern Wisconsin. VISION 2050 is guided by the Commission's Advisory Committees on Regional Land Use Planning and Regional Transportation System Planning. In addition, the Commission's Environmental Justice Task Force is reviewing VISION 2050 work to ensure that Federal environmental justice and related requirements are met. Members of these Advisory Committees and the Task Force are listed on the SEWRPC website.

*The SEWRPC Environmental Justice Task Force was established in 2007 to enhance the consideration and integration of environmental justice for minority and low-income groups, and the representatives of such groups, throughout the regional planning and programming process. The task force is a diverse group of individuals and organizations representing the interests of low-income and minority populations and people with disabilities and/or transit-dependent populations.*

Population and economic projections are an essential part of the VISION 2050 planning process, which considers a number of land use and transportation issues. Land use issues include where to focus development and redevelopment, the density of development, and what existing land should be preserved, such as prime agricultural lands and key environmental resources. Transportation issues include the level of connectivity and service to be provided by highway and public transit systems, and the facilities and accommodations to be provided for bicycle and pedestrian travel. They also include the facilities essential to accommodate the movement of freight by the Region's businesses and industries.

The Commission staff launched a series of public Visioning Workshops in fall 2013 to engage Southeastern Wisconsin residents in the land use and transportation planning process and elicit their



In 2010, per capita income for Southeastern Wisconsin was similar to that of the State and Nation.

feedback. The workshops were the first set in a five-part series of Visioning Workshops planned from 2013 to 2015. The series includes public workshops held by Commission staff in each county, along with workshops conducted with eight VISION 2050 partner organizations which represent traditionally underrepresented populations such as people with disabilities and low-income, minority, and limited English language proficiency residents. Findings from the current editions of *The Population of Southeastern Wisconsin* and *The Economy of Southeastern Wisconsin* were shared with all fall 2013 workshop participants to help them provide input to the Commission for VISION 2050.



*One Region, Focusing on Our Future*

*The Commission's regional land use and transportation plan under State law is an advisory plan, and provides the essential guidance and coordination to the 154 local units of government within Southeastern Wisconsin, the State government, the Federal government, and private interests. The plan considers future land use development, and the role of highway, public transit, and systems management improvement actions addressing existing and future transportation problems. The plan also addresses the necessary extension and coordination of street and highway improvements and transit routes and improvements across jurisdictional boundaries.*

*VISION 2050 documents the preferences and desired future of Southeastern Wisconsin; is grounded in realistic analysis and incorporates possible future changes; and provides a framework for building consensus on policies and strategies related to land use and transportation.*

## ECONOMIC ACTIVITY TRENDS

Current and historic information on the Region's economy is important to comprehensive planning, as it contributes to an understanding of existing development patterns and historic trends, and provides a framework for preparing employment projections. A summary of key information follows:

- The Region's labor force grew at a somewhat slower rate than the Nation's labor force and at about the same rate as the State's labor force between 2000 and 2010.
- The gender makeup of the Region's civilian labor force changed slightly during the 2000s, with the female component increasing slightly compared with the dramatic increase in female labor force participation between 1950 and 1990.

- For the Region as a whole, the civilian labor force participation rate remained unchanged from 2000 to 2010.
- The past decade saw a slight change in the relative distribution of the labor force among the counties within Southeastern Wisconsin. Milwaukee County's share of the regional labor force decreased slightly during the 2000s, while in each of the other six counties, the regional share remained about the same or increased slightly.
- The number of jobs in the Region fluctuated somewhat over the course of the last decade, decreasing during the early 2000s, increasing through the mid-2000s, and then decreasing after 2008 due to the national economic recession.
- As a result of the net loss of jobs during the 2000s, the Region's share of the State's jobs decreased from 35.7 to 34.4 percent, while the Region's share of the Nation's jobs decreased from 0.74 to 0.69 percent.
- Five Counties in the Region—Kenosha, Ozaukee, Walworth, Washington, and Waukesha—experienced at least a slight net increase in employment during the 2000s, despite sustaining recession-related job losses near the end of the decade. Conversely, total employment in Milwaukee County and Racine County decreased by about 42,900 jobs and 5,500 jobs, respectively, between 2000 and 2010.
- Between 2000 and 2010, Milwaukee and Racine Counties' share of total regional employment decreased, while the share of each of the other five counties increased at least slightly. Over the past six decades, Milwaukee County has experienced a substantial decrease in its share of regional employment—from 79.1 percent in 1950 to 48.9 percent in 2010. Waukesha County's share increased from 2.9 to 22.8 percent during that period.
- The 2000s saw a continuation of a long-term shift in the regional economy from a manufacturing to a service orientation. Manufacturing employment in the Region decreased by 31.0 percent during the 2000s, and by 37.6 percent over the last four decades. Conversely, service-related employment increased by 9.9 percent during the 2000s, and by 183 percent over the last four decades. Due to these differing growth rates, the proportion of manufacturing jobs relative to



The construction sector is expected to rebound from losses during the recent economic downturn.

total jobs in the Region decreased from 30.2 percent in 1970 to 12.6 percent in 2010, while service-related employment increased from 26.3 percent in 1970 to 49.7 percent in 2010. The State of Wisconsin and the United States have experienced a similar major shift from manufacturing to service-related employment.

- Per capita income in the Region stood at \$25,900 in 2010. Per capita income in the Region, measured in constant dollars, decreased by 11.3 percent during the 2000s. Constant dollar per capita income for Wisconsin and the Nation also decreased. Historically, the per capita income level for the Region has been higher than for the State and the Nation. However, in 2010 per capita income for the Region, State, and Nation were about the same.
- Median family income in the Region stood at \$65,400 in 2010. The median family income for the Region, as measured in constant dollars, decreased by 11.0 percent during the 2000s, with the constant dollar median family income for the State and Nation decreasing as well. Median family income for the Region as reported by the Census Bureau has consistently exceeded the State and Nation. In 2010, the Region median family income exceeded that of the State and Nation by 5.3 percent and 7.9 percent, respectively.

## YEAR 2050 EMPLOYMENT PROJECTIONS

The target year for projections is determined by the requirements of the subsequent planning work—in this case for the year 2050. The land use pattern, the supporting transportation system, and other infrastructure must be planned in consideration of anticipated demand over the long term, with anticipated future employment, population, and

Table 1

**ACTUAL AND PROJECTED EMPLOYMENT  
IN THE REGION: 2010-2050**

Year	Actual and Projected Jobs		
Actual: 2010	1,176,600		
Projected Employment	High Projection	Intermediate Projection	Low Projection
2020 .....	1,268,600	1,229,200	1,192,600
2030 .....	1,360,600	1,281,800	1,208,600
2040 .....	1,452,600	1,334,400	1,224,600
2050 .....	1,544,600	1,386,900	1,240,400
Projected Change in Employment: 2010-2050			
Number of Jobs .....	368,000	210,300	63,800
Percent Change .....	31.3	17.9	5.4

Source: U.S. Bureau of Economic Analysis and SEWRPC.

household levels taken into consideration. The new employment projections were prepared for the period 2010 to 2050 to support the preparation of the regional land use and transportation plan and Federal transportation planning requirements.

To help develop the year 2050 employment projections, the Commission prepared projections for industry groups consistent with groups or sectors defined under the North American Industry Classification System (NAICS): Manufacturing; Construction, Wholesale Trade; Retail Trade; Services; Transportation, Warehousing and Utilities; Government; Agriculture; and Other. Historic trends, time series analyses, projections from other agencies, and various economic outlooks were used to develop a set of employment projections for each group. From within this set of projections for each industry group, an intermediate projection was chosen to represent the most likely growth path.

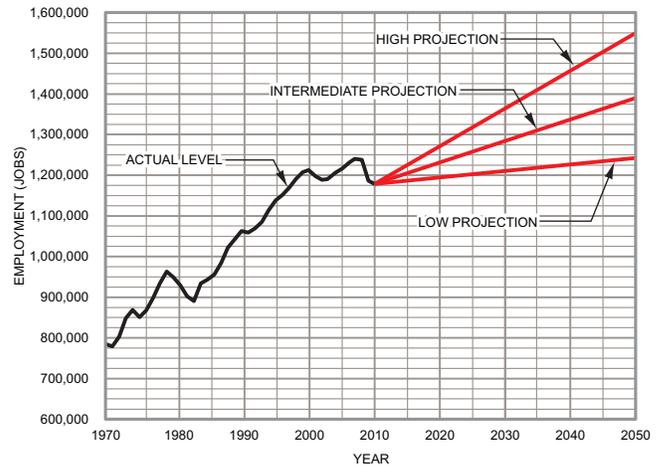
High and low projections represented growth paths that could conceivably be achieved under higher and lower growth scenarios. The resulting total employment levels were reviewed in light of the future labor force levels that could be expected in the Region under the Commission's new population projections. The industry-specific employment projections under each scenario were then adjusted for consistency between the total number of jobs and the projected population and associated labor force.

### Projected Total Employment

Projections of total employment for the Region through the year 2050 are presented in Table 1 and Figure 1. Under the intermediate-growth scenario, employment in the Region would increase from 1,176,600 jobs in

Figure 1

**TOTAL EMPLOYMENT PROJECTIONS  
FOR THE REGION: 2010-2050**



Source: U.S. Bureau of Economic Analysis and SEWRPC.

2010 to 1,386,900 jobs in 2050, an increase of 210,300 jobs, or 18 percent. It's important to recognize that employment levels in the Region were depressed in 2010, the base year of the new projections, as a result of the major economic recession that began in late 2007.

### Projected Employment by Industry

*The Economy of Southeastern Wisconsin* projects regional employment for each industry group under the intermediate projection (see Figure 2).

**Manufacturing**—Employment in the Region is expected to decrease by 20 percent over the long term, from 148,100 jobs in 2010 to 119,200 jobs in 2050. Under this scenario, manufacturing would account for 9 percent of all jobs in the Region.

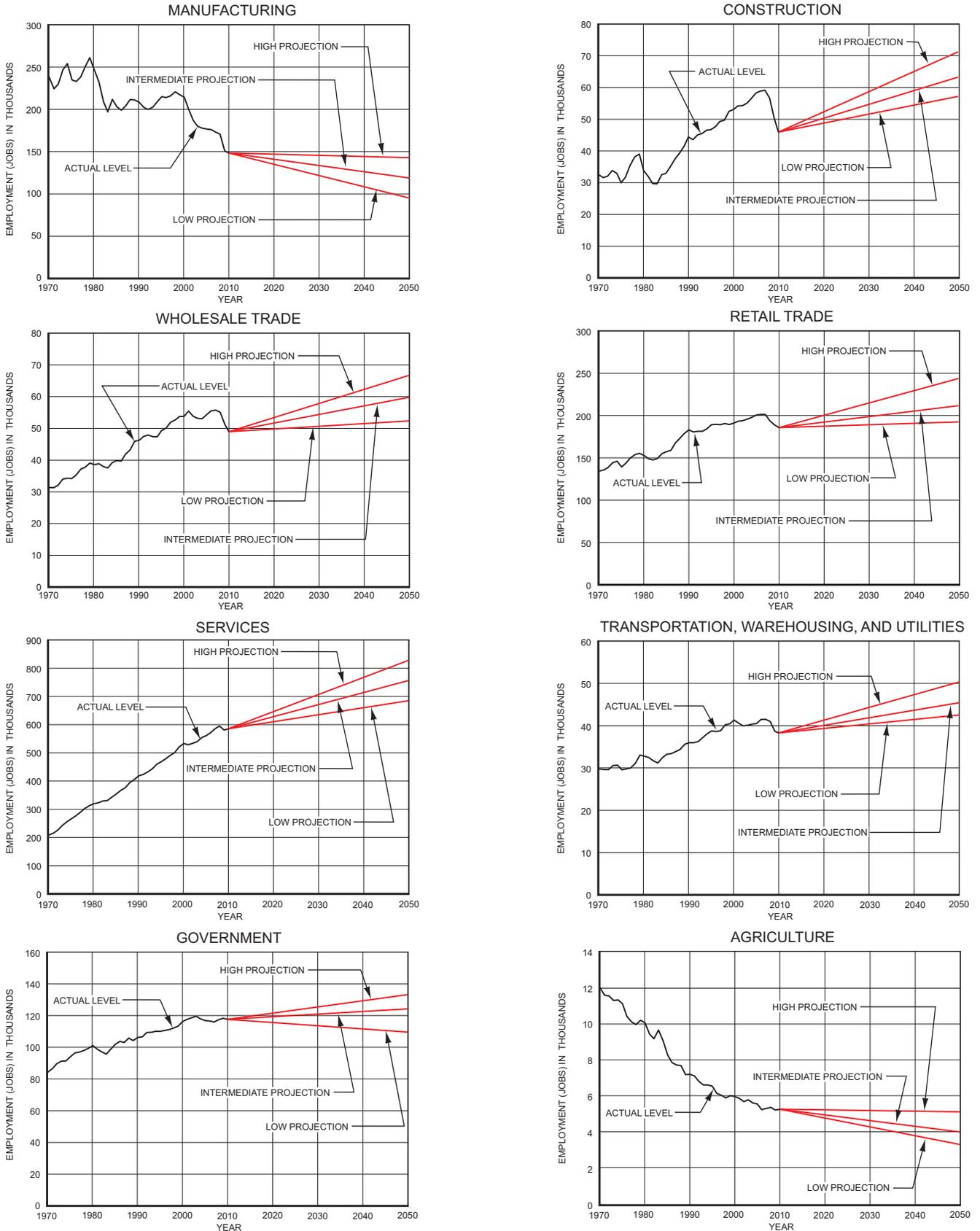
**Service**—Employment is expected to increase by 29 percent over the long term, from 584,400 jobs in 2010 to 756,400 jobs in 2050. These jobs would represent 55 percent of all jobs in the Region.

**Construction**—Employment is expected to increase by 38 percent from 45,900 jobs in 2010 to 63,300 jobs in 2050. Construction employment was severely impacted by the recession; the projected year 2050 construction employment for the Region is 4,200 jobs, or 7 percent, greater than the peak level that occurred in 2007.

**Retail**—Employment is expected to increase by 14 percent from 185,800 jobs in 2010 to 211,900 jobs in 2050. Retail employment was also significantly impacted by the recession; the projected year 2050 retail employment is 10,700 jobs, or 5 percent, greater than the peak level for the Region experienced in 2007.

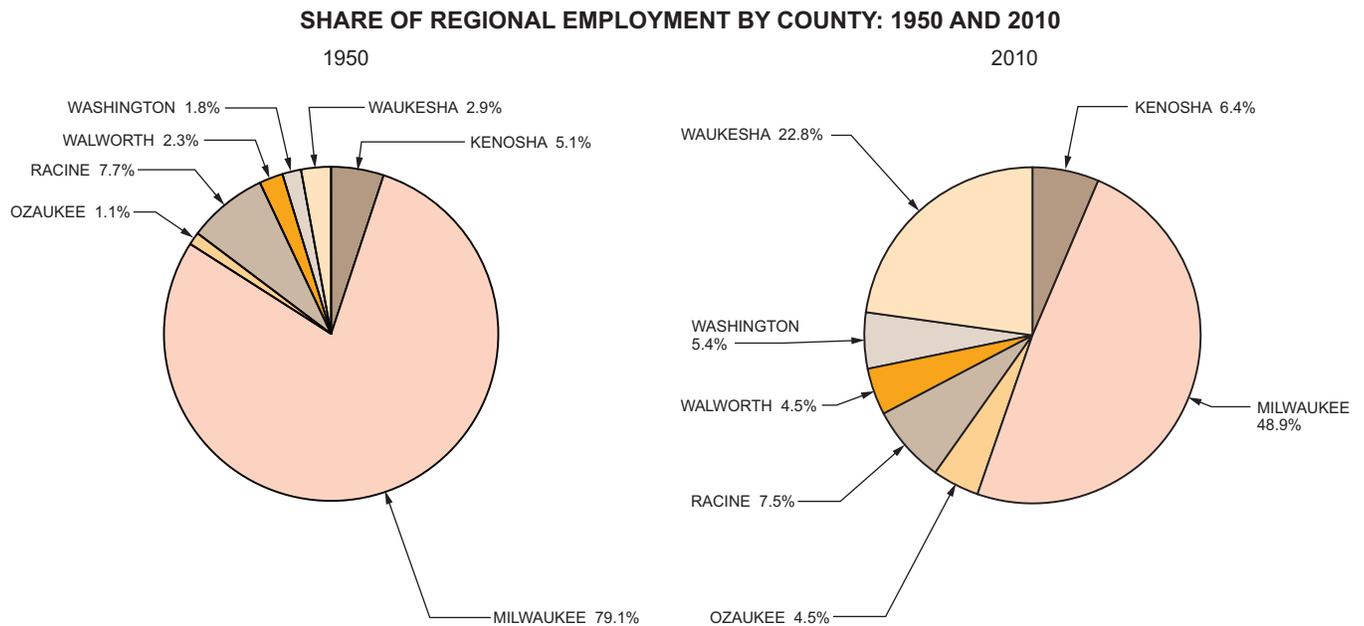
Figure 2

**ACTUAL AND PROJECTED EMPLOYMENT IN THE REGION BY INDUSTRY: 1970-2050**



Source: U.S. Bureau of Economic Analysis and SEWRPC.

Figure 3



Source: U.S. Bureau of Economic Analysis and SEWRPC.

**Wholesale Trade/Transportation, Warehousing and Utilities**—Employment in wholesaling is expected to increase by 23 percent from 48,800 jobs in 2010 to 59,800 jobs in 2050. For wholesaling, the projected year 2050 employment is 4,100 jobs, or 7 percent, greater than the peak level in 2007. Employment in transportation/warehousing/utilities is expected to increase by 19 percent, from 38,200 jobs in 2010 to 45,400 jobs in 2050. For transportation/warehousing, the projected year 2050 employment is 4,000 jobs, or 10 percent greater than the peak level in 2007.

**Government**—Employment is expected to increase by 6 percent, from 117,700 jobs in 2010 to 124,400 jobs in 2050. Budget tightening is projected to continue in this sector.

**Agriculture**—Employment is expected to continue to decrease from about 5,200 jobs in 2010 to about 4,000 jobs in 2050.

#### Projected Employment Distribution by County

Figure 3 and Figure 4 depict past, current, and projected employment patterns for the Region by County. As shown in Figure 3, the largest distributional changes in employment have occurred in Milwaukee and Waukesha Counties. Over the last six decades, Milwaukee County's share decreased from 79 to 49 percent, while Waukesha County's share increased from 3 to 23 percent. The share of the other five counties in the Region combined increased by 10.3 percent.

Under the Commission's projections, the decrease in Milwaukee County's share of regional employment and the increase in Waukesha County's share would be moderated over the projection period. The share of each of the other five counties would increase slightly, by less than 1.0 percent. Four of these five Counties—Kenosha, Ozaukee, Walworth, and Washington—experienced a slight increase in their share of regional employment over the past 20 or more years. Racine County experienced a slight decrease in its share of regional employment in recent decades. The projection for Racine County envisions a modest reversal of this trend over the course of the projection period.

Under the Commission's intermediate projection, between 2010 and 2050:

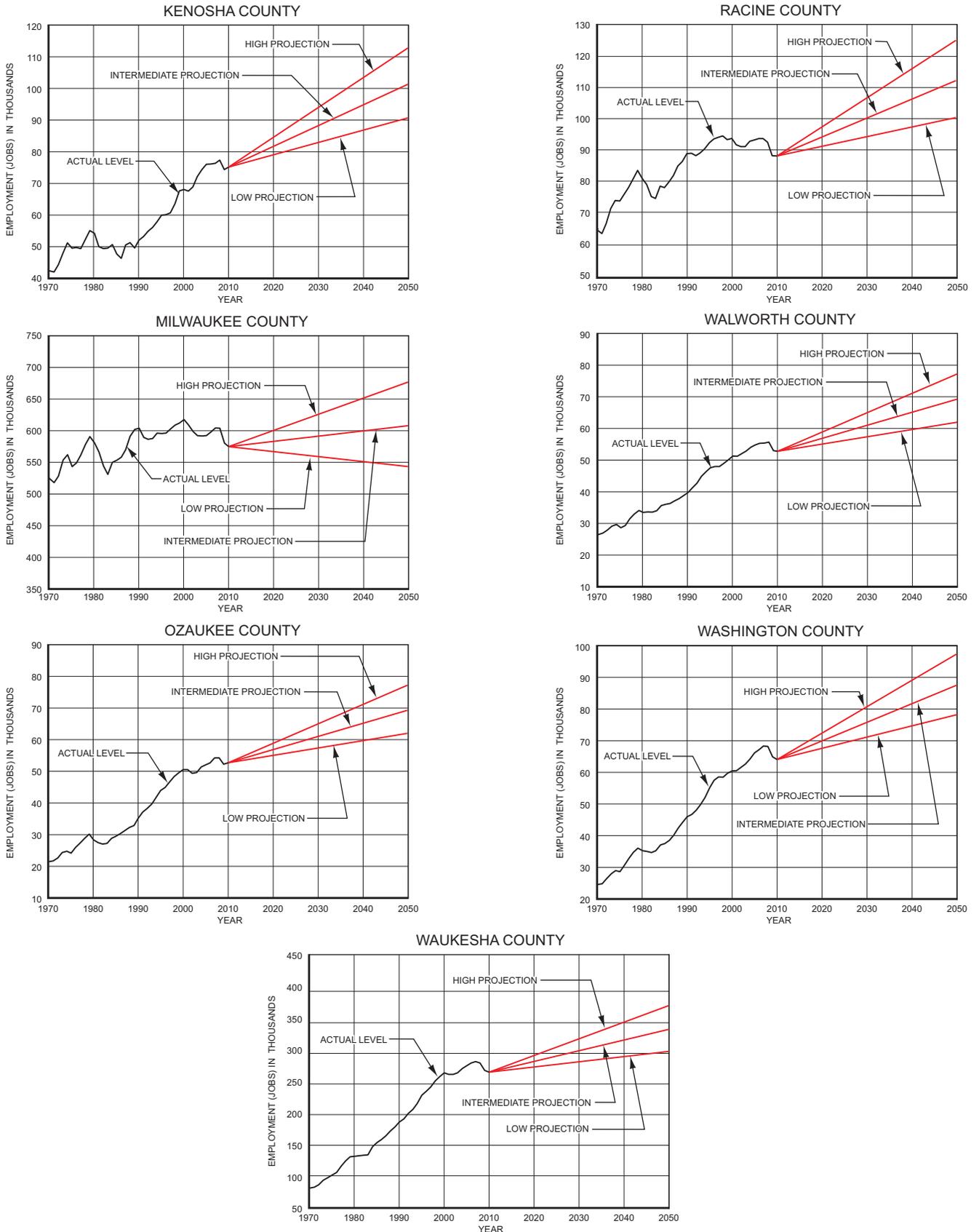
- Employment increases in Kenosha, Ozaukee, Racine, Walworth, and Washington Counties would range 16,600 jobs in Walworth County to 26,400 jobs in Kenosha County;
- Waukesha County employment would increase by 69,500 jobs, or 26 percent; and
- Milwaukee County employment would increase by 33,500 jobs, or about 6 percent, with the year 2050 employment level slightly higher than in pre-recession 2007.

#### Projected Future Labor Force

The civilian labor force of an area consists of all its residents who are 16 years of age or over and who are

Figure 4

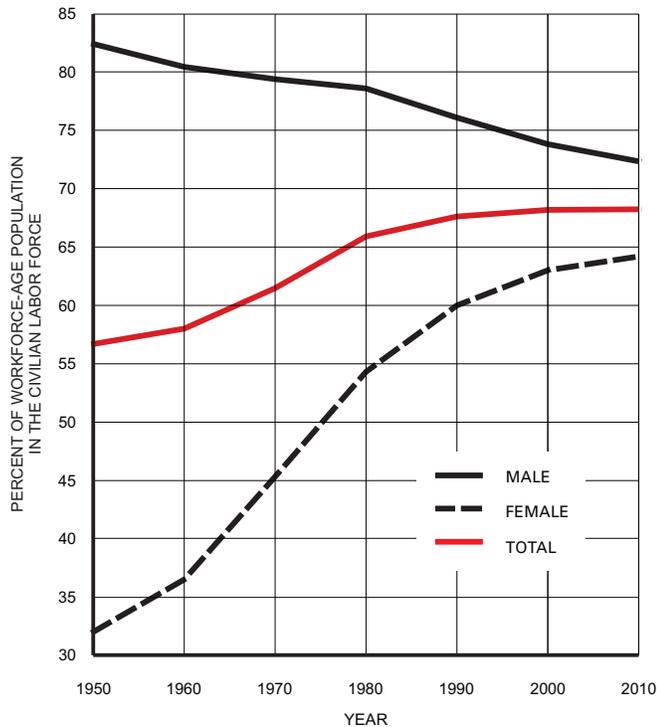
**ACTUAL AND PROJECTED EMPLOYMENT IN THE REGION BY COUNTY: 1970-2050**



Source: U.S. Bureau of Economic Analysis and SEWRPC.

Figure 5

### CIVILIAN LABOR FORCE PARTICIPATION RATES IN THE REGION: 1950-2010



Source: U.S. Bureau of the Census and SEWRPC.

either employed or temporarily unemployed. For *The Economy of Southeastern Wisconsin* analysis, projections in future labor force levels in the Region were developed based upon future population levels by age and sex from the Commission's year 2050 population projections, along with reasonable assumptions regarding future labor force participation rates by age and sex. It was assumed that, for most age-sex groups, the labor force participation rate would remain at 2010 levels over the projection period and there would be a modest increase in the rate for individuals age 65 and over.

*The overall labor force participation rate is defined as the total labor force divided by the total labor force-age population.*

The report recognized that, even with little or no change in age- and sex-specific labor force participation rates, the labor force participation rate may be expected to decrease in the decades ahead largely due to the aging of the population. The overall labor force participation rate for the Region may be expected to be about 62 percent under each growth scenario in 2050, compared to about 68 percent in 2010. This long-term decline in the overall labor force is consistent with the projected

Table 2

### LABOR FORCE PARTICIPATION RATES IN THE REGION BY AGE GROUP: 2010 AND 2050

Age Group	Labor force participation rate by Age and Sex			
	Males		Females	
	Actual 2010	Assumed 2050	Actual 2010	Assumed 2050
16-24	62.8	62.8	65.1	65.1
25-34	90.7	90.7	82.4	82.4
35-44	90.8	90.8	80.4	80.4
45-54	86.4	86.4	81.7	81.7
55-64	71.7	71.7	66.0	66.0
65-74	28.9	31.3	22.1	25.4
75 and Older	8.2	10.1	4.5	6.1

Source: U.S. Bureau of the Census and SEWRPC.

decrease for the Nation as a whole. Figure 5 reflects the labor force historical participation rates for males and females in the Region. Table 2 reflects actual 2010 labor force participation rates together with assumed 2050 rates.

## POPULATION AND HOUSEHOLD TRENDS

The year 2010 Federal census and prior Federal censuses provide an extensive database for analyzing the existing population and historic population trends in the Region over time. A summary of key information follows:

- The resident population of the Region was 2,020,000 persons in 2010, compared to 1,931,200 in 2000. The 4.6 percent increase in the regional population between 2000 and 2010 is substantially greater than the increases experienced during the 1970s and 1980s, but less than the increase in the 1990s.
- The Region's population grew at a somewhat slower rate than the State and the Nation between 2000 and 2010. As a result, the Region's share of Wisconsin's population decreased slightly, from 36.0 percent to 35.5 percent, with the Region's share of the national population also declining.
- Each of the seven counties in the Region gained population between 2000 and 2010. Milwaukee County's increase of 0.8 percent represents the County's first 10-year increase in population since the 1960s. Among the other six counties in the Region, the relative increase in population ranged from 3.5 percent in Racine County to 12.2 percent in Washington County.

- Milwaukee County's share of the regional population decreased from 48.7 percent in 2000 to 46.9 percent in 2010, while the share of each of the other six counties remained about the same or increased slightly.
- Growth in the regional population has been accompanied by change in the age composition. The median age of the regional population was 37.0 years in 2010 and has increased steadily since 1970, when it was 27.6 years.
- The vast majority of the Region's population (97.7 percent) reported only one race in the 2010 Federal census. This includes 76.0 percent reporting White; 14.6 percent reporting Black or African American; 0.5 percent reporting American Indian or Alaska Native; 2.6 percent reporting Asian; less than 0.1 percent reporting Native Hawaiian or Other Pacific Islander; and 3.9 percent reporting some other race. About 2.3 percent of the regional population reported being of more than one race.
- The Federal census includes questions on Hispanic origin independent of questions on race. About 10 percent of the Region's population was reported to be of Hispanic origin in the 2010 census. The Hispanic population in the Region increased by 58.4 percent between 2000 and 2010, far exceeding the rate of increase in the overall population of the Region (4.6 percent).
- The minority population of the Region—identified on the basis of Hispanic origin and race—increased by 28.4 percent between 2000 and 2010. Conversely, the non-Hispanic White population decreased by 2.8 percent. The minority population's share of the total regional population increased from 23.5 percent to 28.9 percent between 2000 and 2010, while the non-Hispanic White population share decreased from 76.5 percent to 71.1 percent.
- Each county in the Region experienced an increase in its minority population between 2000 and 2010. In absolute terms, the largest minority population increase occurred in Milwaukee County.
- The number of households in the Region increased by 6.8 percent from 2000 to 2010, and each county in the Region experienced an increase in the number of households, led by Washington County with an increase of 17.7 percent.
- The rate of growth in households in the Region between 2000 and 2010, 6.8 percent, exceeded the rate of growth in the total population, 4.6 percent.
- For the Region overall, the average household size was 2.47 persons in 2010, a slight decrease of about 2 percent from 2000.
- Between 2000 and 2010, nonfamily households in the Region increased more rapidly than family households. Single-person households account for much of the long-term increase in nonfamily households: By 2010, single-person households comprised about 29.1 percent of all households in the Region.

Figure 6 illustrates the increase in actual and projected population in the Region from 1950 to 2050.

*Nonfamily households include one-person households and those comprised of unrelated persons living in the same housing unit.*

## COMPONENTS OF POPULATION CHANGE

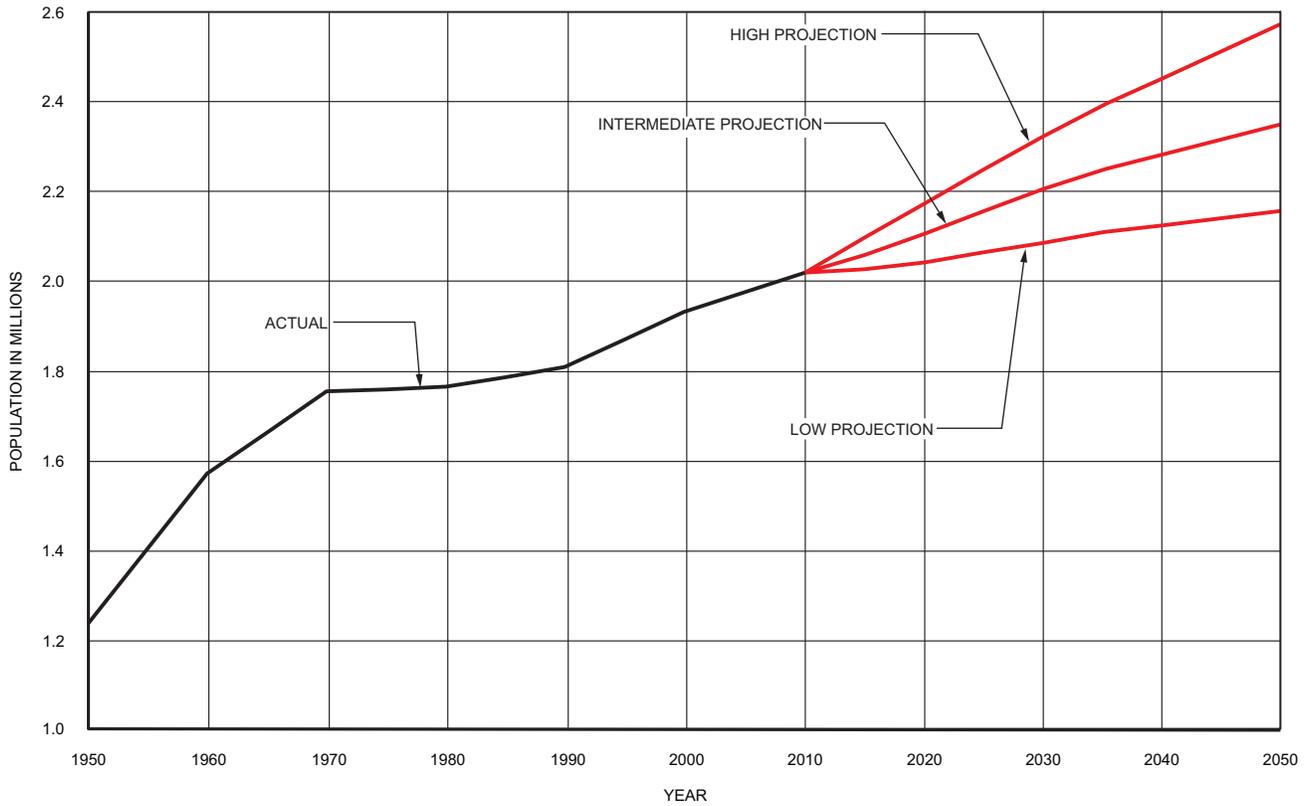
The population of an area such as the Southeastern Wisconsin Region is constantly changing with the occurrence of births and deaths, and through the inflow and outflow of persons migrating from one area to another (see Figure 7). Population increases result from births and in-migration of persons; population decreases result from deaths and out-migration of persons.

*The balance between births and deaths is termed "natural increase" and the balance between in-migration and out-migration is termed "net migration." Information on past trends in natural increase and migration provides insight into the causal factors underlying historic population changes.*

A summary of the key findings related to population change in the Region follows:

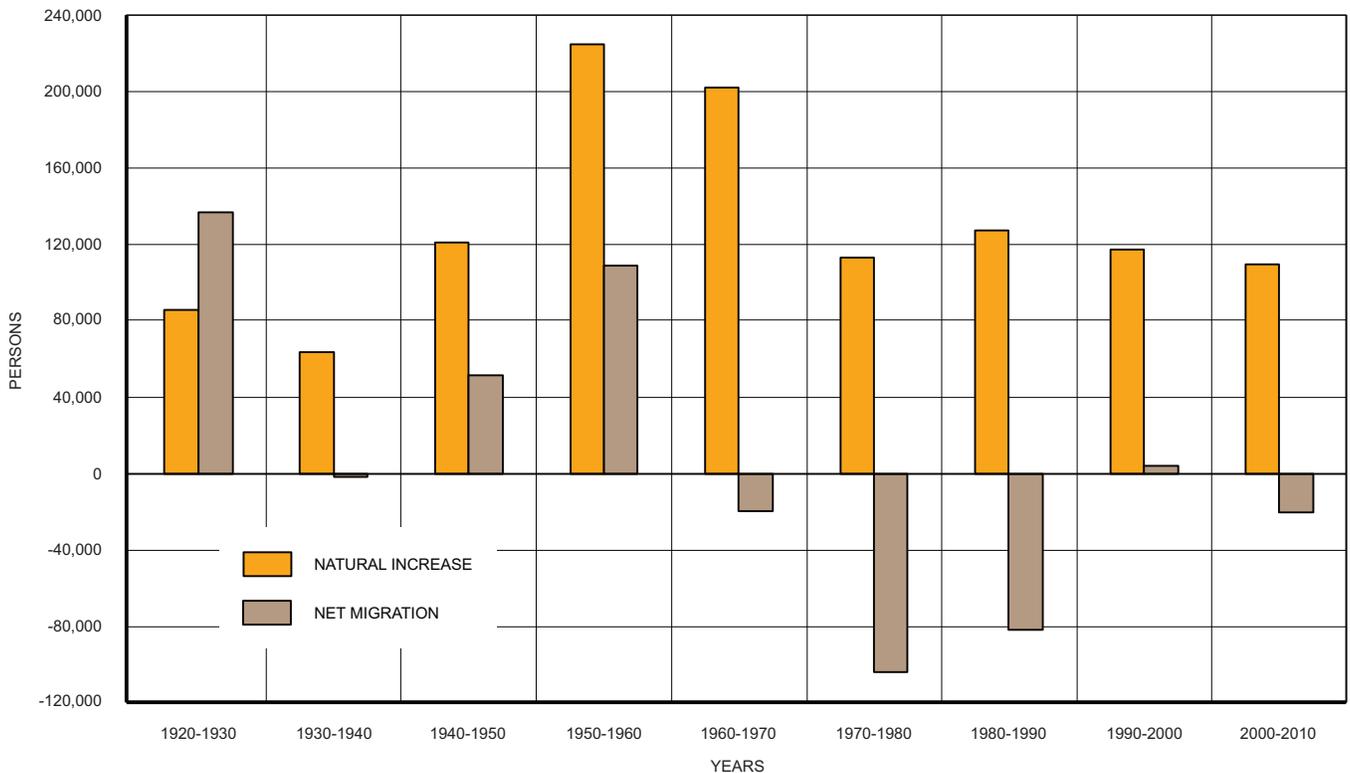
- The population of the Region increased from 1,931,200 persons in 2000 to 2,020,000 persons in 2010. The overall population increase of 88,800 persons in the Region between 2000 and 2010 is the result of a natural increase of about 109,200 and a net out-migration of about 20,400.
- Examination of fertility rates and mortality rates provides insight into the overall trend in natural increase in the population. The total fertility rate

**Figure 6**  
**ACTUAL AND PROJECTED POPULATION IN THE REGION: 1950-2050**



Source: U.S. Bureau of the Census and SEWRPC.

**Figure 7**  
**COMPONENTS OF POPULATION CHANGE IN THE REGION: 1920-2010**



Source: U.S. Bureau of the Census, Wisconsin Department of Health Services, and SEWRPC.



Table 3

**ACTUAL AND PROJECTED POPULATION IN THE REGION BY AGE: 2010-2050  
(INTERMEDIATE PROJECTION)**

Age Group	Year								
	2010	2015	2020	2025	2030	2035	2040	2045	2050
Under 5.....	133,503	132,574	137,216	140,037	141,943	142,431	142,100	142,690	145,429
5 to 9.....	137,010	132,098	131,865	137,117	140,359	142,726	143,716	143,856	144,897
10 to 14.....	140,118	139,101	134,433	134,243	139,642	143,073	145,761	147,090	147,460
15 to 19.....	144,926	140,458	139,757	135,145	134,923	140,421	143,954	146,775	148,232
Subtotal 0 to 19	555,557	544,231	543,271	546,542	556,867	568,651	575,531	580,411	586,018
20 to 24.....	137,595	142,227	138,007	137,820	133,270	133,024	138,287	141,607	144,168
25 to 29.....	137,321	138,260	143,254	138,989	138,780	134,306	134,196	139,553	142,928
30 to 34.....	128,174	138,906	139,990	146,365	142,608	142,113	137,436	137,497	143,497
35 to 39.....	125,851	128,235	139,722	140,774	148,111	145,036	144,657	140,029	140,299
40 to 44.....	136,456	124,949	127,657	139,230	140,077	148,037	145,673	145,563	141,035
Subtotal 20 to 44	665,397	672,577	688,630	703,178	702,846	702,516	700,249	704,249	711,927
45 to 49.....	153,577	134,804	123,656	126,410	137,859	138,682	147,039	145,233	145,348
50 to 54.....	153,402	150,324	132,208	121,400	124,185	135,491	136,465	145,038	143,651
55 to 59.....	132,272	146,515	144,347	127,247	116,965	119,745	130,741	131,976	140,680
60 to 64.....	105,758	123,487	137,658	136,328	120,342	110,726	113,519	124,149	125,665
Subtotal 45 to 64	545,009	555,130	537,869	511,385	499,351	504,644	527,764	546,396	555,344
65 to 69.....	72,622	95,606	112,504	126,263	125,667	111,199	102,561	105,463	115,694
70 to 74.....	54,925	65,029	86,265	102,150	115,300	115,462	102,581	94,932	97,968
75 to 79.....	46,609	47,156	56,542	75,548	89,990	102,322	103,365	92,408	85,915
80 to 84.....	39,940	36,722	37,866	46,070	62,143	74,737	85,979	87,999	79,416
85 and Older.....	39,911	44,344	46,058	48,601	55,664	70,229	87,736	106,837	121,758
Subtotal 65 and Older	254,007	288,857	339,235	398,632	448,764	473,949	482,222	487,639	500,751
Total	2,019,970	2,060,795	2,109,005	2,159,737	2,207,828	2,249,760	2,285,766	2,318,695	2,354,040

NOTE: Age groups which approximate the "baby boom" generation (persons born from 1946 through 1964) are shaded gray.

Source: U.S. Bureau of the Census and SEWRPC.

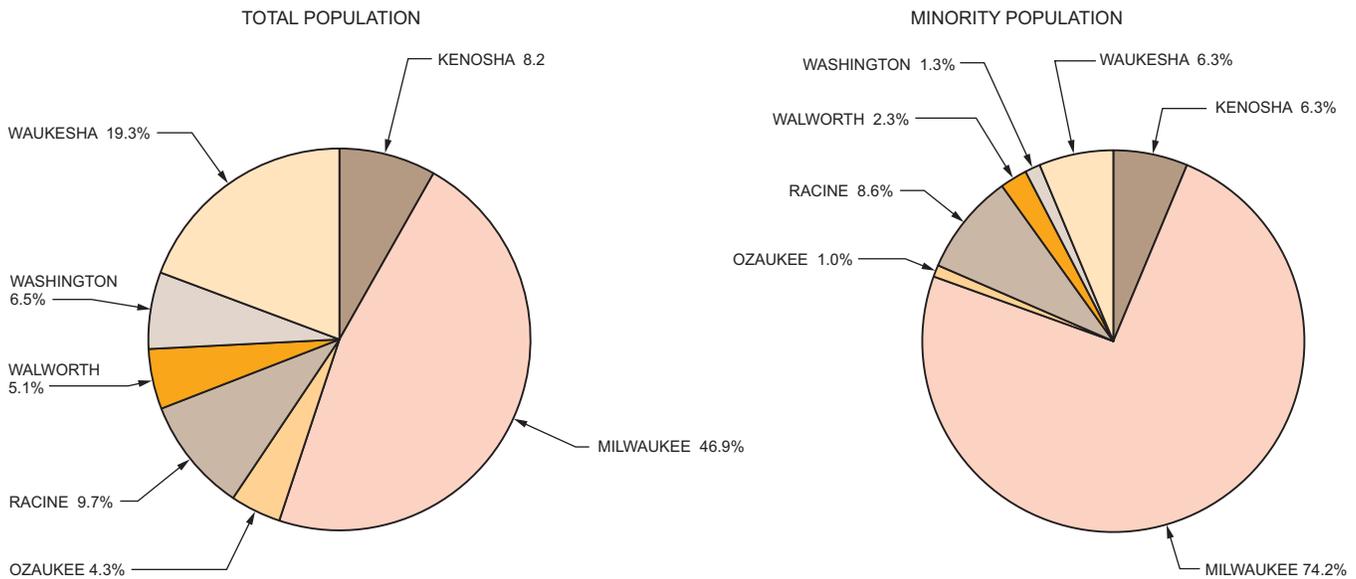
moderate increase in the total fertility rate and a moderate improvement in survival rates. The three sets of projections differ primarily in terms of assumed future migration levels, as follows:

- The intermediate projection envisions a gradual improvement in net migration for the Region—from a modest net out-migration in the early part of the projection period to a modest net in-migration in the later part—in response to economic growth in the Region over the long term and the need for additional workers as baby-boomers retire from the workforce.
- The high-growth projection assumes a higher level of net migration into the Region than the intermediate projection.
- The low-growth projection assumes a substantial net out-migration from the Region.
- The Commission's intermediate projection envisions that the regional population would increase by 16.5 percent, from 2,020,000 persons in 2010 to 2,354,000 persons in 2050.
- The new projections anticipate continued change in the age composition of the regional population in the coming decades (see Table 3). Under the intermediate projection, while the broad age groups 0-19 years, 20-44 years, and 45-64 years are projected to be relatively stable, the population age 65 and over is projected to nearly double during the projection period—a reflection of the aging of the large baby-boom population born from 1946 through 1964. Persons age 65 and over would account for about 21 percent of the total population in the Region in 2050, compared to about 13 percent in 2010.
- The intermediate projection envisions that the number of households in the Region would increase by 21.5 percent, from 800,100 households in 2010 to 972,400 households in 2050. The projected relative increase in households under the intermediate scenario,

The specific methodology and assumptions underlying the new demographic projections are explained in Technical Report No.11. A summary of the resulting projections follows:

Figure 9

### SHARE OF TOTAL AND MINORITY POPULATION IN THE REGION BY COUNTY: 2010



NOTE: The minority population includes persons reported in the census as being of Hispanic origin and/or reporting their race as Black or African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, some other race, or more than one race.

Source: U.S. Bureau of the Census and SEWRPC.

21.5 percent, exceeds the projected relative increase in population, 16.5 percent.

- Commission projections envision that the average household size in the Region will continue its historic decline, with the rate of decline being somewhat moderated in the coming decades. The average household size in the Region is projected to decrease by 4.5 percent during the projection period, from 2.47 persons in 2010 to 2.36 persons in 2050.
- In addition to changes in the overall size and age characteristics of the regional population, continued change in the racial/ethnic makeup of the Region's population may be expected in the years ahead. Extrapolation of past trends indicates a significant increase in the minority share of the regional population and a decrease in the non-Hispanic White share, and that the minority share of the regional population would increase from 29 percent in 2010 to nearly 45 percent in 2050, while the non-Hispanic White share would decrease from 71 percent in 2010 to just over 55 percent in 2050. Similar changes are projected for the Nation as a whole. Figure 9 illustrates the percentage of minority population in each County within the Region.

### RELATIONSHIP BETWEEN POPULATION AND EMPLOYMENT PROJECTIONS

As part of the Commission's analysis, assumptions were necessarily made regarding future unemployment rates and the extent of multiple job-holding in the Region. For purposes of this analysis, unemployment rates of 4.0, 5.0, and 6.0 percent were assumed under the high-, intermediate-, and low-growth scenarios, respectively. These were deemed to be representative of the long-term average rates that could reasonably be expected under the three growth scenarios.

Table 4 indicates the range in the number of jobs that could potentially be accommodated by the projected population for each growth scenario. This analysis assumes that the balance between the number of residents of the Region who commute to jobs outside the Region and the number of nonresidents who commute to jobs inside the Region will not change substantially over the projection period. Under this analysis, basic consistency is indicated between the projected jobs and the projected number of persons in the labor force within the Region.

**Table 4**

**ESTIMATED NUMBER OF JOBS ABLE TO BE ACCOMMODATED BY THE PROJECTED POPULATION AND ASSOCIATED LABOR FORCE IN THE REGION AND COMPARISON TO THE PROJECTED NUMBER OF JOBS: 2050**

Growth Scenario	Projected Population: 2050	Projected Labor Force: 2050	Assumed Unemployment Rate: 2050	Multiple Job-holding Factor— Assumed Range: 2050		Jobs Able to be Accommodated by Projected Labor Force: 2050		Projected Jobs: 2050
				From	To	From	To	
High .....	2,577,700	1,287,400	4.0	1.194	1.268	1,475,700	1,567,100	1,544,600
Intermediate.....	2,354,000	1,171,300	5.0	1.194	1.268	1,328,600	1,410,900	1,386,900
Low.....	2,159,800	1,070,500	6.0	1.194	1.268	1,201,500	1,276,000	1,240,400

Source: SEWRPC.

**FOR MORE INFORMATION**

Visit [www.sewrpc.org](http://www.sewrpc.org) for:

- [Technical Report No. 10, 5th Edition, The Economy of Southeastern Wisconsin](#)
- [Technical Report No. 11, 5th Edition, The Population of Southeastern Wisconsin](#)
- [Advisory Committee on Population and Economic Forecasts](#)
- [VISION 2050](#)
- [Advisory Committee on Regional Land Use Planning](#)
- [Advisory Committee on Regional Transportation System Planning](#)
- [Environmental Justice Task Force](#)

**CONTACT INFORMATION**

Website: [www.sewrpc.org](http://www.sewrpc.org)

E-mail: [dschilling@sewrpc.org](mailto:dschilling@sewrpc.org)

Phone: (262) 547-6721

Fax: (262) 547-1103

Mail: W239 N1812 Rockwood Drive  
P.O. Box 1607  
Waukesha, WI 53187-1607

**COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION**

**DATE:** March 14, 2014

**TO:** Supervisor Marina Dimitrijevic, Chairwoman, County Board of Supervisors  
Supervisor Michael Mayo, Sr., Chairman, Transportation, Public Works and Transit Committee

**FROM:** Brian Dranzik, Director, Department of Transportation

**SUBJECT: DEVELOPMENT STRATEGY FOR MKE REGIONAL BUSINESS PARK**

**POLICY**

Informational Report

**BACKGROUND**

Milwaukee County acquired the former 440<sup>th</sup> Air Force Reserve Base through the federal base closure process in July 2010. The site is 102 acres and originally contained 93 inventoried buildings. Since its acquisition, General Mitchell International Airport (GMIA) has operated the property as a business park. In 2012 the name of the property was changed to the MKE Regional Business Park (“Business Park”). Although GMIA has had some success in marketing and operating the Business Park, the property continues to operate at a deficit.

In fall 2013 the County retained a real estate development consultant – Jones, Lang, LaSalle (“JLL”) – to provide advice regarding real estate development strategies to further the marketing and development of the Business Park. JLL produced a market analysis of revenue-producing commercial development and lease opportunities for the property as well as for marketing the property to potential tenants and developers. The more general purpose of retaining JLL was for Airport Staff to determine whether there existed any marketing or development opportunities that had not previously been considered.

**The MKE Regional Business Park**

The Business Park is a relatively square-shaped site, approximately 102 acres in size and comprising 60 buildings totaling in excess of 400,000 square feet. These figures exclude roadways and parking areas, support buildings, and utilities. Building ages vary from the 1950s to the early 2000s. There are approximately 23 acres of aircraft parking apron with direct runway access to the GMIA airfield. The site has access via East College Avenue to the south and limited access via South Howell Avenue to the east. There is also an extension of the property to the north along the Airport boundary that contains a fire suppression training area for the fire department.

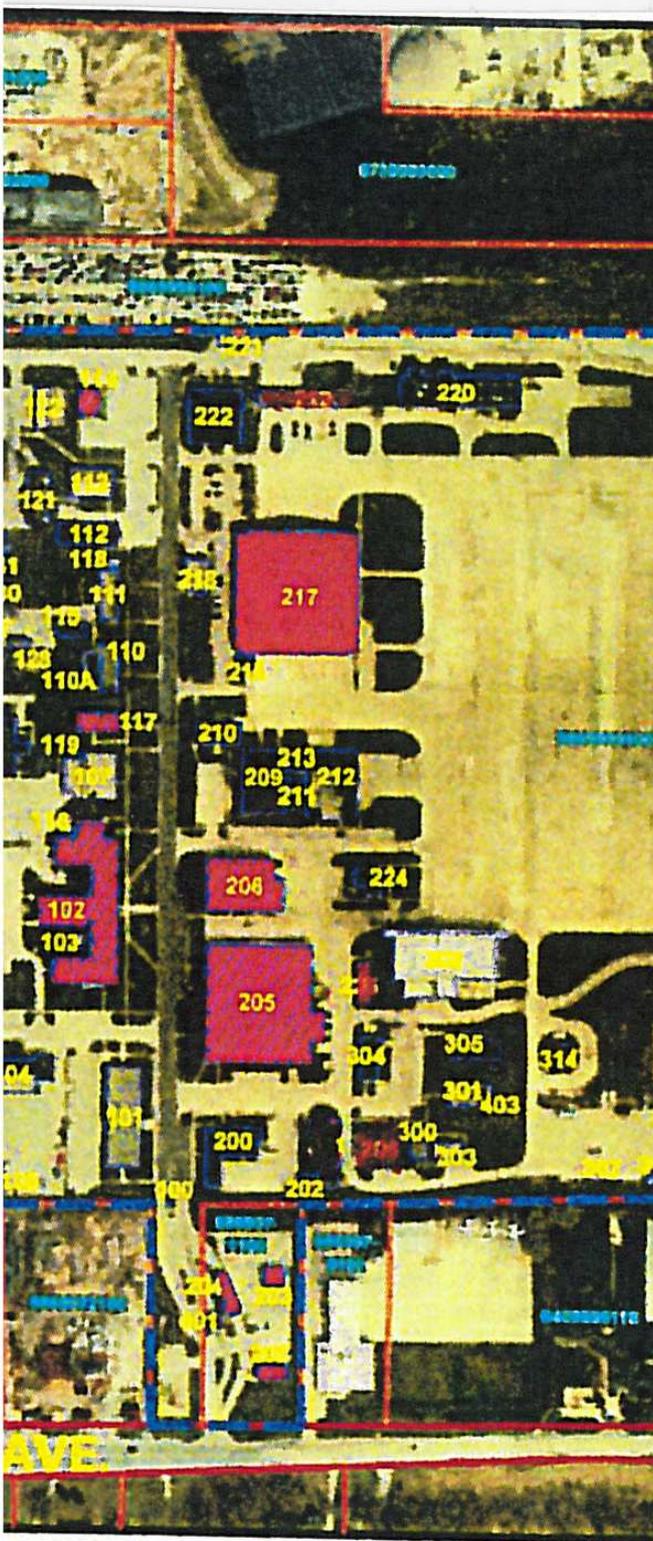
**Business Park Operations**

Of the existing sixty (60) buildings on the site, thirteen (13) are leased to businesses, sixty-nine percent (69%) of which have some relationship with aeronautical operations. Nineteen of the buildings are currently used for various airport-related operations. Current tenants of the park are:

1. Skywest Airlines, Inc.
2. ACC Holdings
3. Tax AirFreight, Inc.
4. Hunger Task Force
5. CrossFit Fire Breathers
6. Custom Limo & Custom Limo Classic
7. Magic Carpet (Travel Agency)
8. HSS (Security offices)

The chart on the following page (Fig. 1) identifies the various buildings and their current uses.

Fig. 1

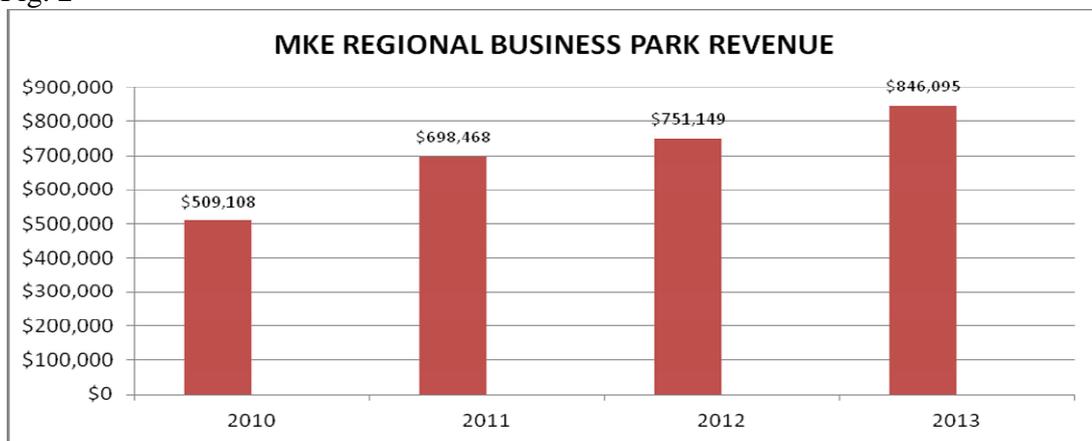


Building	Tenant
217	Skywest Airlines, Inc.
102	ACC Holdings
208	ACC Holdings
114	ACC Holdings
117	Tax AirFreight
205	Hunger Task Force
206	CrossFit Fire Breathers
204	Custom Limo Classic
207	Magic Carpet-Custom Limo
203	HSS
225	Custom Limo
219	HSS

Currently leased buildings are in red.

The remaining vacant buildings are suitable for various uses allowed under the current City of Milwaukee light industrial zoning (ILI) category which allows for a certain flexibility beyond just industrial facilities in future development pursuits - including commercial services, education and medical-oriented use. Despite various marketing efforts, however, these buildings remain vacant and result in an ongoing operational shortfall. This is also due, in part, to the current economy and poor visibility to major arterial streets within a campus-like setting with limited exposure to the surrounding neighborhood because of its former restricted use by a single tenant occupant, the U.S. Air Force Reserve.

Fig. 2



The JLL report concluded that there exists only limited demand for Class A office space in the GMIA submarket and an equally limited demand for office space in an industrial setting such as the Business Park. The report also found limited demand for retail development because the Business Park has such limited frontage. The opportunity for a hotel development is similarly remote due to the lack of frontage and the oversupply of hotel rooms in the area. The report concluded, however, that the best prospects for increasing revenue at the Business Park lay in leasing additional vacant space and redevelopment of the site – such as industrial, intermodal, or cargo facilities.<sup>1</sup>

Based on the foregoing market analysis, JLL advised that the County continue its effort to market the Property as a business park and attempt to attract a developer for 12.4 acres of the site. See the shaded area on Fig. 3 and Fig. 4.

#### **GMIA Action Following JLL Report**

The JLL report concluded that the Business Park was unlikely to attract tenants seeking to rent office and cargo space because, in ways particular to those markets, both are depressed in the current economy. Demand for air cargo, for example, is at historically low levels and expansion of that market is not expected for the foreseeable future. There is also little demand for office space in the geographical area of the Business Park. While warehousing activity coupled with an air cargo operation would be an ideal match, the Business Park is not only hindered by a depressed air cargo market but also the shortcomings of existing Business Park structures for such

<sup>1</sup> Air cargo has not yet shown signs of significant improvement and industry predictions expect the continuation of this trend in relatively flat growth in air cargo Revenue per Ton Mile (RTM) to continue until 2023. FAA Aerospace Forecast Fiscal Years 2013-2033 at 54-56.

operations. Finally, the weakness of the air cargo market is not likely to support new construction. Similarly, retail and hotel development are difficult due to the Business Park's lack of frontage and visibility on either Howell or College Avenues as well as the existing developments in the area. The only viable recommendation made by the JLL report is the prospect of entering into an agreement with a developer for redevelopment of some of the land contained on the site. The goal of such a strategy is to retain as much of the existing Business Park tenant base as possible while using a redevelopment agreement to close the current operating deficit and simultaneously continuing to market the Business Park to prospective tenants. Accordingly, GMIA staff have pursued two strategies: 1) issuing an RFQ for a master developer for 12.4 acres of land at the site [the shaded area indicated on Fig. 3 and Fig. 4] and 2) retaining a consultant to advise the County and pursue aeronautically related firms with an interest in locating at or near GMIA (preferably at the Business Park).

### **The January 2014 RFQ**

The County issued an RFQ on February 4, 2014 seeking a master developer for the Property to provide a coordinated and aesthetically designed development on the Property. The RFQ anticipates a phased development plan of no more than three (3) years duration. The County's objective in issuing this RFQ is to identify qualified development firms to compete for long-term land leases for development of the Property. (See location maps, Fig. 3 and Fig. 4.)

Proposers may decide to make use of the twenty-two (22) existing buildings on the site and to assume the leases held by existing tenants or to demolish the buildings as part of their proposal. Although the demolition of any buildings on the Property will be the responsibility of the Proposer, the removal of existing tenants would be the responsibility of the County. Additional land held by private parties lies to the west of the Property that is the subject of this RFQ. The Proposer may consider the acquisition of the privately held land as part of a development package. Statements of Qualification are due April 24, 2014. A Pre-Submittal Conference is planned for April 15, 2014.

Fig. 3



Fig. 4



**MKE REGIONAL BUSINESS PARK**

Potential Development Site

1:4,000

0 0.0325 0.065 0.13 mi

Author:

**The Consultant**

GMIA has also entered into a contract with Explorer Solutions, LLC to:

- a) Provide targeted information for developing a strategic positioning niche market for GMIA;
- b) Making use of its international network of contacts and in-depth research to identify potential validated niche projects matching the strengths of GMIA and the Greater Milwaukee region;
- c) Identify and present three niche projects, their objectives, assets, and added value activities to GMIA;
- d) Perform an initial validation of the selected projects with aerospace, aviation, and defense industry leaders at state, local, national, and international levels; and
- e) If the feedback and comments from the initial validation phase for the selected niche projects [described in d) above] do not produce positive results, Contractor shall proceed to validate additional choices.

**Conclusion**

As a result of the closure of the former 440<sup>th</sup> ARS, now known as Milwaukee County's MKE Regional Business Park, Milwaukee County inherited 102 acres with 93 buildings. GMIA's plan for the Park was to pursue leases with various users through leasing of existing structures or development of vacant lands. The JLL report confirms that this plan is still the most viable alternative for the best use of the Business Park.

Prepared by: Ted Torcivia, Airport Business Manager, Real Estate  
Tim Karaskiewicz, Principal Assistant Corporation Counsel

Approved by:

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Brian Dranzik, Director,  
Department of Transportation

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C. Barry Bateman  
Airport Director

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

**DATE:** April 25, 2014

**TO:** Supervisor Patricia Jursik, Chairperson, Economic & Community Development Committee

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

**SUBJECT:** **An informational report from the Director, Department of Health and Human Services, presenting the proposed timetable for the 2015 Milwaukee County Community Development Block Grant (CDBG) program year**

**Issue**

As part of the annual Community Development Block Grant (CDBG) allocation process, Housing and Urban Development (HUD) requires the Department of Health and Human Services (DHHS) – Housing Division, as the administrator of the Milwaukee County CDBG Program, to produce an Annual Action Plan. The Annual Action Plan for the 2015 Program year is due to HUD on November 15, 2014.

HUD requires that the process for creating the Annual Action Plan include the following:

- 1) A citizen participation component that has at least two public hearings to allow sufficient opportunity to comment on the housing and community development needs of the Milwaukee County CDBG jurisdiction.
- 2) Approval by the Milwaukee County Board of Supervisors and the County Executive of eligible projects and funding amounts that are included in the 2015 Annual Action Plan.
- 3) A 30-day period for the public to provide comment on the 2015 Annual Action Plan, which must begin after Board and County Executive approval.
- 4) The 2015 Annual Action Plan must be submitted to HUD no later than 45 days prior to the start of the 2015 program year (Jan 1, 2015), which would be November 15, 2014.

During this process, Housing Division staff will assist with soliciting proposals for eligible CDBG activities and will manage an objective and transparent process of reviewing and ranking proposals. Staff will ensure that all applications meet HUD national objectives and all eligible projects will then be ranked by a panel of CDBG experts that have no conflicts of interest.

Staff will provide the panel with an objective scoring system, similar to the process from the 2014 allocation. Scores will be based on project description, impact on the jurisdiction, experience, community need, past performance, budget and sources of funds, and benefits to low-to-moderate individuals. Funding recommendations to the Economic and Community Development Committee will be based on this review process.

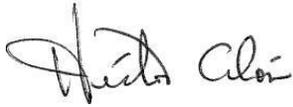
### **Discussion**

The County expects to receive approximately \$1.2 million in CDBG funds for the 2015 program year. Of this amount, approximately \$1 million will be available for projects that will serve people with low to moderate income residing in the Milwaukee County CDBG jurisdiction. The proposed schedule for approving CDBG funded activities for the 2015 Program Year and submitting the 2015 Annual Action Plan to HUD is as follows:

<b>June 16, 2014</b>	Public Hearing #1: Housing and Community Development General Needs (regularly scheduled committee meeting)
<b>July 14, 2014</b>	Due Date for 2014 Applications
<b>September 15, 2014</b>	Public Hearing #2: Presentation of CDBG projects Community and Economic Development Committee meeting (regularly scheduled committee meeting)
<b>*September 22, 2014</b> <small>*Proposed date – requires ECD Chairperson approval</small>	Community and Economic Development Committee approval of allocation recommendations of CDBG and HOME funds for 2015 program year activities (special committee meeting)
<b>September 25, 2014</b>	County Board of Supervisors approval of CDBG and HOME funds for 2015 program year activities (regularly scheduled full board meeting)
<b>October 6 – November 5, 2014</b>	Draft 2015 Annual Action Plan to be posted/available for 30-day public review and feedback period
<b>November 15, 2014</b>	Submit 2015 Annual Plan to HUD

### **Recommendation**

This is an informational report. No action is necessary.



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Héctor Colón, Director  
Department of Health and Human Services

cc: County Executive Chris Abele  
Raisa Koltun, County Executive's Office  
Kelly Bablitch, County Board  
Don Tyler, Director – DAS  
Josh Fudge, Director, Office of Performance, Strategy & Budget  
Matthew Fortman, Fiscal and Management Analyst – DAS  
Steve Cady, Director of Research– Comptroller's Office  
Erica Hayden, Research Analyst – Comptroller's Office  
Alexis Gassenhuber, County Clerk's Office



Community Business Development Partners

# MILWAUKEE COUNTY

RICK NORRIS, PE • Director, DBE Liaison Officer, ACDBE Liaison Officer

## INTER-OFFICE COMMUNICATION

DATE: April 9, 2014

TO: Supervisor Patricia Jursik, Chair, Economic & Community Development Committee  
Supervisor Michael Mayo, Sr., Chair, Transportation, Public Works & Transit Committee

FROM: Rick Norris, PE, Director, Community Business Development Partners

SUBJECT: **DBE WAIVER REPORT FOR MARCH OF 2014**

### DIRECTIVE

At the request of the Committee on Economic and Community Development, the Community Business Development Partners Department (CBDP) provides a monthly update on the Disadvantaged Business Enterprise (DBE) utilization waivers requested by, and granted to, Milwaukee County departments/divisions.

### BACKGROUND

CBDP is responsible for designing, implementing, monitoring and enforcing Milwaukee County's DBE Program in order to maintain compliance with Federal Regulations and Milwaukee County Ordinances. Implementation of the Program includes assignment of participation goals on, both, Federal and County funded contracts, as well as monitoring and enforcing compliance of these contracts. Participation goals may only be established on contracts where opportunities exist for ready, willing and able certified firms to perform commercially useful functions related to the satisfaction of those contracts.

In 1999, the United States Department of Transportation (USDOT) implemented DBE Program rules with seven (7) key objectives directed at creating a level playing field on which certified firms could compete fairly for USDOT-assisted contracts. This legislation, 49 CFR Parts 23 and 26, requires all recipients of USDOT funds to establish and maintain a DBE program that, not only, complies with the intent and language of the legislation, but that has also been reviewed and approved by USDOT. As a result of public and private stakeholder input, Milwaukee County determined and approved, by action of the County Executive and the full County Board, to establish and maintain a program based upon the Federal DBE Program rules and standards for all of its contracts. This action designed to ensure the same level of commitment and consistency in approach to the facilitation of small business involvement when and where appropriate has been enacted in Chapter 42 of the Milwaukee County Code of General Ordinances.

Milwaukee County is required to provide and establish contract opportunities for certified firms on its projects based upon the number of ready, willing and able firms certified to perform within the scope(s) of each of these projects. Only firms certified through Wisconsin's Unified Certification Program (UCP), a consortium of over 24 municipalities and agencies throughout the State, count as ready, willing and able firms for this purpose. Four of the UCP members serve as certifying partners for the consortium, Milwaukee County, WisDOT, Dane County, and the City of Madison. Milwaukee County has the responsibility of verifying and maintaining the certification status of 352 of the 848 currently certified firms throughout the State, while processing all new applications for DBE certification.

WAIVER REQUESTS

When CBDP receives a waiver request from a department/division, staff thoroughly reviews it and available supporting documentation before rendering a determination. The Director may require staff to gather more comprehensive information or to provide more detailed clarification regarding any identified issues prior to issuing a determination.

WAIVER REPORT SUMMARY

The figures below include Professional & Management Service and Capital Improvement/Maintenance contracts awarded during March of 2014. This report does not include contracts awarded by the Procurement Division of the Department of Administrative Services processes under Chapter 32. Please see the attachment for waivers requested as broken out by owner department, contractor/consultant awarded, scope of services rendered, total contract amounts, and reason for approval.

<b>Total Contracted Dollars for Period</b>	<b>\$ 16,481,225.30</b>
<b>Total Contracted Dollars w/o DBE Participation</b>	<b>\$ 3,425,008.92</b>
<b>Percentage of Contracts w/o DBE Participation</b>	<b>20.8%</b>
<b>Total Contracted Dollars w/ Waiver Approval</b>	<b>\$ 3,415,883.92</b>
<b>Percentage of Contracts w/ Waiver Approval</b>	<b>20.7%</b>
<b>Total Contracted Dollars w/o Waiver Approval</b>	<b>\$ 0.00</b>
<b>Percentage of Contracts w/o Waiver Approval</b>	<b>0.0%</b>

It is also important to note that the Milwaukee County Code of General Ordinances exempts various contracts from DBE participation consideration review for services such as those used for the purpose of securing credit rating services related to debt issuance and administration. These exemptions appear as Chapter 56.30(2)(a), and 56.30(10)(a).

<b>Total Contracted Dollars for Period</b>	<b>\$ 16,481,225.30</b>
<b>Total Exempted Contract Dollars</b>	<b>\$ 9,125.00</b>
<b>Percentage of Exempted Contracts for Period</b>	<b>0.1%</b>

RECOMMENDATION

CBDP prepared this informational report, and recommends that it be received and filed, as such.

Approved by:

*Rick Norris*

Rick Norris, PE  
Director, CBDP

CC: Chris Abele, Milwaukee County Executive

# Milwaukee County Community Business Development Partners Department (CBDP) DBE Waiver Report March 2014

DEPARTMENT	CONSULTANT/CONTRACTOR	SCOPE OF SERVICES	CONTRACT AMOUNT	APPROVAL REASON
<b>Approved Waivers <sup>1</sup></b>				
Child Support Services	DNA Diagnostic Center	Genetic tests to establish paternity	300,000.00	Specialized Service
Dept. of Administration	CBRE, Inc.	To address the use and/or alternatives for the Coggs bldg & City Campus	200,000.00	Specialized Service
Dept. of Administration	Tuszynski Consulting Services	To develop policies and guidelines	90,000.00	Specialized Service
District Attorney	William A. Merrick, Ph.D-Charles C. Hill	To conduct an evaluation on Charles C. Hill	3,800.00	Specialized Service
Dept. on Aging	Prospect Congregate Housing, Inc.	Nutrition supervision service	\$20,000.00	Specialized Service
DOT-GMIA	ACL Services	Laboratory testing for GMIA employees	\$28,528.92	Specialized Service
DOT-GMIA	Institute for Human Factors	To conduct a class on "Overcoming your fear of Flying" class	\$4,072.00	Specialized Service
DOT-GMIA	U.S. Dept. of Agriculture Animal & Plant Health	To conduct operational control activities to reduce wildlife hazard to aircraft	\$149,339.00	Specialized Service
DHHS-BHD	Dr. Robert G. Clark	To provide psychiatric services to BHD clients	\$265,000.00	Specialized Service
DHHS-BHD	City of Milwaukee-Police Dept.	Milwaukee police to guard clients at BHD	\$187,500.00	Specialized Service
DHHS-BHD	University of Wisconsin-Madison	Program evaluation of the federal SAMSHA grant MI-WISH program to treat homeless clients	\$292,640.00	Specialized Service
DHHS-BHD	Families United of Milwaukee	To support and advocate for families enrolled in Wraparound Milwaukee	\$525,000.00	Specialized Service
DHHS-BHD	Wisconsin Council on Children & Families	Program evaluations, information technology/management information services, clinical support & training	\$643,438.00	Specialized Service
DHHS-BHD	United Dynacare, LLC	Clinical laboratory services at the MCBHD complex/Original contract had 17% DBE participation	\$200,000.00	Specialized Service
DHHS-BHD	Hochstatter, McCarthy, Rivas & Runde	To provide legal assistance BHD re: compliance with immigration laws	\$145,000.00	Specialized Service
Parks	ACL Laboratories	Drug and alcohol testing for CDL holders	\$2,500.00	Specialized Service
Parks	Board of Regents of the University of WI	Nature in the Parks	\$265,000.00	Specialized Service
Parks	The Alliance for the Great Lakes	To work with Park's natural areas staff to document its findings	\$5,000.00	Specialized Service
Corporation Counsel	Hinshaw & Culbertson	Emergency contract for legal services to represent BHD & its professional staff re: health care liability	\$15,000.00	Specialized Service
Procurement	Periscope Holdings, Inc.	Review of procurement policy and procedures and development of best practices	\$42,000.00	Specialized Service
Human Resources	M.R.A. Institute of Management	Completed a compensation study of select department of Human Resources jobs	\$600.00	Specialized Service
DOT - Airports	Giles Engineering	LTJ - Runway Resurfacing - Phase 2	3,400.00	Annual Consultant Utilization
DOT - Airports	Giles Engineering	GMIA - Cessna Service Center Apron Reconstruction - Materials Testing	23,208.00	Annual Consultant Utilization
DOT - Airports	James G Otto	GMIA - Solar Feasibility Study on Concourse C	4,860.00	Annual Consultant Utilization

### Contracts Issued Without Review <sup>4</sup>

None

### Exempted Contracts <sup>3</sup>

Comptroller	U.S. Bank	US Bank administration fees for the 2013A&B Airport Revenue Bonds	1,125.00
Milwaukee County Treasurer	Public Funds Consulting, LLC	Investment Advisory Services	8,000.00
<b>Total Contract \$ Amount for Period <sup>4</sup></b>			<b>\$16,481,225.30</b>
<b>Total Contract \$ Amount w/o DBE Participation for Period</b>			<b>3,425,008.92</b>
<b>Percentage w/o DBE Participation</b>			<b>20.8%</b>
<b>Total Approved Waiver \$ Amount</b>			<b>\$3,415,883.92</b>
<b>Percentage Waived</b>			<b>20.7%</b>
<b>Total Unapproved Waiver \$ Amount</b>			<b>\$0.00</b>
<b>Percentage w/o Waiver Approval</b>			<b>0.0%</b>
<b>Total Exempted \$ Amount</b>			<b>\$9,125.00</b>
<b>Percentage Exempted</b>			<b>0.1%</b>

<sup>1</sup> Waivers approved by CBDP; within guidelines of Code of General Ordinances

<sup>2</sup> Contracts issued by Departments in violation of the Code of General Ordinances; CBDP is made aware of these projects when Accounts Payable forwards new contract information

<sup>3</sup> These contracts are exempted from Disadvantaged Business Enterprise participation review within the guidelines of Code of General Ordinance Chapter 56.30(2)(a) such as those used for the purpose of securing credit rating services related to debt issuance and administration

<sup>4</sup> Total does not include Procurement Division Figures

**COUNTY OF MILWAUKEE**  
INTEROFFICE COMMUNICATION

DATE: April 28, 2014

TO: Supervisor Patricia Jursik, Chair, Economic & Community Development Committee

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

SUBJECT: Milwaukee County Revolving Loan Fund - Update

**REQUEST**

There is no request at this time; this report is for informational purposes only.

**BACKGROUND**

The Milwaukee County Revolving Loan Fund (RLF) allows Milwaukee County companies to take advantage of low-interest loans to assist in financing their business projects. The fund contained \$1,000,000 and permits businesses to receive financing of 40% of total project costs or up to \$250,000. The Milwaukee Economic Development Corporation (MEDC) is the organization operating the loan fund on behalf of Milwaukee County. The Portfolio Management Agreement between the parties was signed May 1, 2013.

To date, two loans utilizing County RLF monies have been approved and closed.

- (1) 2920 W Vera Avenue LLC: \$250,000 loan whose proceeds will be used for the renovation of a vacant warehouse into an indoor athletic facility. The facility will be focused on Futsal programming, but will also provide court time for other athletic programs, such as soccer, field hockey, lacrosse, ultimate Frisbee, dodge ball, baseball and softball. The business proposes hiring up to 12 FTE within two years.
- (2) 6505 W North Avenue: \$250,000 loan utilized for the renovation of property at 6505 W. North Avenue in Wauwatosa into three tenant spaces. The three tenants will include a fitness business, a musical instrument business and a restaurant opening its second location after finding success in Bayview. It is estimated that 25-30 FTE will be created at the location within two years.

While completing the first few transactions was slower than anticipated due to changes in County personnel, great strides were made in working towards getting the program fully operational. With the first two loans closed, template loan documentation has been created and will streamline further funding opportunities. MEDC has identified the Economic Development person(s) in each County community and will be doing outreach to better market the RLF at a local level. Moreover, constant banker networking has resulted in better awareness of the program, which has helped to generate both general and project-specific inquiries. MEDC considers it likely that 2014 will draw enough opportunity to exhaust the remaining \$500,000 of resources pledged by the County.

**RECOMMENDATION**

There is no recommendation at this time; this report is for informational purposes only.

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

cc: Chris Abele, County Executive  
Marina Dimitrijevic, County Board Chairwoman  
Economic and Community Development Committee Members  
Don Tyler, Director, Department of Administrative Services  
Amber Moreen, Chief of Staff, Office of the County Executive  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Raisa Koltun, Director of Legislative Affairs, County Executive's Office  
Jill Suurmeyer, Research Analyst, Comptroller's Office

COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION

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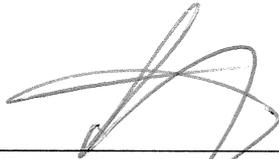
DATE: April 28, 2014

TO: Supervisor Patricia Jursik, Chair, Economic & Community Development Committee

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

SUBJECT: Status of Excess Property Sales (File 14-8) (Informational Only)

The Real Estate Services Section of the Economic Development Division reports on a monthly basis, the status of excess property sales. Attached is the report for period beginning March 22, 2014 and ending April 18, 2014.



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

Attachment

cc: Chris Abele, County Executive  
Marina Dimitrijevic, County Board Chairwoman  
Economic and Community Development Committee Members  
Don Tyler, Director, Department of Administrative Services  
Amber Moreen, Chief of Staff, Office of the County Executive  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Raisa Koltun, Director of Legislative Affairs, County Executive's Office  
Julie Esch, Director of Operations, DAS  
David Cialdini, Economic Development Real Estate Agent  
Jill Suurmeyer, Research Analyst, Comptroller's Office

## REAL ESTATE SERVICES SECTION

### REVENUE STATUS REPORT Period ending April 18, 2014

#### CLOSED PROPERTIES

Property	Committee Date	Closed	Gross Sale Proceeds
3802 E Cudahy Ave, Cudahy		January 16, 2014	\$ 9,000.00
		TOTAL	\$ 9,000.00
		2014 Budget	\$ 400,000.00

#### PENDING PROPERTY CLOSINGS

Property	Committee Date	Pending Closing	Gross Sale Proceeds
6215 W National Ave, West Allis	October 26, 2013	2014	\$ 31,800.00
Block 6E, Park East Development	April 3, 2006	2014	\$ 406,000.00 <sup>1</sup>
		TOTAL	\$ 437,800.00

#### GENERAL PROPERTY STATUS

Property	Date Made Available	Status	Asking Price
5414-22 S Packard Avenue, Cudahy	June 12, 2006	Available for sale	\$ 35,000.00
3618 E Grange, Cudahy	August 11, 2009	Available for sale	\$ 4,900.00
3749 E Squire, Cudahy	June 21, 2001	Available for sale	\$ 16,900.00
8450 West Beatrice Ct., Milwaukee	August 8, 2008	Available for sale	\$ 375,000.00 <sup>2</sup>
9074 S 5 <sup>th</sup> Ave, Oak Creek	February 12, 2010	Available for sale	\$ 28,900.00
9262 N 60 <sup>th</sup> Street, Brown Deer	March 11, 2014	Available for sale	Appraisal in Progress
801 E. Ravine Lane, Bayside	March 11, 2014	Available for sale	Appraisal in Progress
7815 N River Road, River Hills	March 11, 2014	Available for sale	Appraisal in Progress
7634 N Senica Road, Fox Point	March 11, 2014	Available for sale	Appraisal in Progress
2525 W Mill Road, Glendale	March 11, 2014	Available for sale	Appraisal in Progress
6034 N Park Road, Glendale	March 11, 2014	Available for sale	Appraisal in Progress
1811 W Silver Spring Drive, Glendale	March 11, 2014	Available for sale	Appraisal in Progress
4430 N 108 <sup>th</sup> Street, Wauwatosa	March 11, 2014	Available for sale	Appraisal in Progress
801 W Glendale Avenue, Glendale	March 11, 2014	Available for sale	Appraisal in Progress
4104 N Morris Boulevard, Shorewood	March 11, 2014	Available for sale	Appraisal in Progress
10424 W Woodward Avenue, Wauwatosa	March 11, 2014	Available for sale	Appraisal in Progress
2578 Wauwatosa Avenue, Wauwatosa	March 11, 2014	Available for sale	Appraisal in Progress
527 N 98 <sup>th</sup> Street, Wauwatosa	March 11, 2014	Available for sale	Appraisal in Progress

<b>Property</b>	<b>Date Made Available</b>	<b>Status</b>	<b>Asking Price</b>
5617 W. National Avenue, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
1229 S 76 <sup>th</sup> Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
8614 W Mitchell Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
2104 S 70 <sup>th</sup> Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
7133 W Becher Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
1566 S 64 <sup>th</sup> Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
1607 S 54 <sup>th</sup> Street, West Milwaukee	March 11, 2014	Available for sale	Appraisal in Progress
2065 S 57 <sup>th</sup> Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
2151 S 63 <sup>rd</sup> Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
2105 S 79 <sup>th</sup> Street, West Allis	March 11, 2014	Available for sale	Appraisal in Progress
3410 S Schauer Avenue, Greenfield	March 11, 2014	Available for sale	Appraisal in Progress
3509-11 E Plankinton Avenue, Cudahy	March 11, 2014	Available for sale	Appraisal in Progress
3711E Barnard Avenue, Cudahy	March 11, 2014	Available for sale	Appraisal in Progress
3677 E Carpenter Avenue, Cudahy	March 11, 2014	Available for sale	Appraisal in Progress
3834 E Edgerton Avenue, Cudahy	March 11, 2014	Available for sale	Appraisal in Progress
3901 E Martin Avenue, Cudahy	March 11, 2014	Available for sale	Appraisal in Progress
3127 E Luzerne Avenue, Cudahy	March 11, 2014	Available for sale	Appraisal in Progress
6465 S Whitnall Edge Road, Franklin	March 11, 2014	Available for sale	Appraisal in Progress
2427 W Carrington Avenue, Oak Creek	March 11, 2014	Available for sale	Appraisal in Progress
1628 Carroll Avenue, South Milwaukee	March 11, 2014	Available for sale	Appraisal in Progress
1315 Nicholson Avenue Rear, South Milwaukee	March 11, 2014	Available for sale	Appraisal in Progress
S 35 <sup>th</sup> Street, Franklin	March 11, 2014	Available for sale	Appraisal in Progress
1606 18 <sup>th</sup> Avenue, South Milwaukee	March 11, 2014	Available for sale	Appraisal in Progress
2001 7 <sup>th</sup> Avenue, South Milwaukee	March 11, 2014	Available for sale	Appraisal in Progress
8124 S Lakeview Drive, Franklin	March 11, 2014	Available for sale	Appraisal in Progress
8143 S 34 <sup>th</sup> Street, Franklin	March 11, 2014	Available for sale	Appraisal in Progress
8474 S Burrell Street, Oak Creek	March 11, 2014	Available for sale	Appraisal in Progress
9139 S 5 <sup>th</sup> Avenue, Oak Creek	March 11, 2014	Available for sale	Appraisal in Progress
165 E Golden Lane, Oak Creek	March 11, 2014	Available for sale	Appraisal in Progress
10568 S Alton Road, Oak Creek	March 11, 2014	Available for sale	Appraisal in Progress

1. County's share of \$700,000 sales price
2. Net proceeds to Federal Transit Administration or Future Transit Capital Project

**SUMMARY DETAIL OF PENDING PROPERTY CLOSINGS**

PROPERTY	BUYER	CLOSING	COMMENTS
6215 W National Ave	City of West Allis	2014	Sale is contingent upon a successful MOU eliminating Storm Water Management Fees against Milwaukee County owned properties.

**SUMMARY DETAIL OF UWM, INNOVATION PARK, LLC SALE**

PROPERTY	BUYER	CLOSING	COMMENTS
NE Quadrant County Grounds	UWM, Innovation Park, LLC	February 15, 2011	<p>Initial \$5 million paid February 15, 2011.</p> <p>Second \$5 million payment was received on February 5, 2014</p> <p>County Board extended each of the purchase price installment payment dates after closing by twenty-four (24) months as follows:</p> <ul style="list-style-type: none"> <li>• \$887,500 payable on February 15, 2015</li> <li>• \$887,500 payable on February 15, 2016</li> <li>• \$887,500 payable on February 15, 2017</li> <li>• \$887,500 payable on February 15, 2018</li> </ul>

DATE: April 28, 2014

TO: Supervisor Patricia Jursik, Chair, Economic & Community Development Committee

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

SUBJECT: Downtown Transit Center Update (File 14-9)

**REQUEST**

There is no request at this time; this report is for informational purposes only.

**BACKGROUND**

At the April 15, 2013 ECD Committee meeting a request was made that Economic Development staff ("ED Staff") prepare a monthly written report on the Status of Negotiations with Barrett Visionary Development ("BVD"), using resolution 12-633 as a guidepost ("Resolution"). The text of the resolution is repeated below in italics, with the respective update below.

- 1. Develop a plan to incorporate the components of the Park East Redevelopment Compact (PERC) into the development agreement in order to provide additional sustainable community benefits that includes disadvantaged business opportunities and verified best faith efforts to employ Milwaukee County racial minorities and women in the project.*

In the last month, ED Staff has met frequently with BVD to move negotiations forward. BVD was successful in meeting similar workforce goals in its previous projects and intends to do the same on this project.

- 2. Identify or develop an element of public attraction within the proposed development and ensure the project does not compete with public use facilities near the site.*

Current plans include public access across Lincoln Memorial Drive, public access throughout the elevated first floor, public parking and other public attractions that do not compete with public use facilities near the site.

- 3. Advise the Committee on Economic and Community Development on the appraised value of the site with the understanding that the County Board expects to receive fair market value for the property.*

ED staff has received an appraisal. The appraisal, together with demolition, environmental remediation, other cost estimates, and public benefits negotiated will be used to establish a purchase price.

4. *Work with the Parks Director and the Wisconsin Department of Natural Resources to determine if any portion of the development site is in conflict with the lakebed public trust doctrine.*

The State of Wisconsin has specified that the development site and other applicable sites west of the 1913 line are "not part of the lake bed of Lake Michigan" (Wis. Stats. Sec. 30.2038).

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

This report is designed to meet this requirement.

#### **RECOMMENDATION**

There is no recommendation at this time; this report is for informational purposes only.



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

cc: Chris Abele, County Executive  
Marina Dimitrijevic, County Board Chairwoman  
Economic and Community Development Committee Members  
Don Tyler, Director, Department of Administrative Services  
Amber Moreen, Chief of Staff, Office of the County Executive  
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