



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes SPCL. JNT. CTTEE. ON THE REDEVELOPMENT OF ABANDONED AND FORECLOSED HOMES

ALD. ROBERT BAUMAN AND STEVE CHERNOF, CO-CHAIRS
Ald. Joe Davis, Sr.; Ald. Willie L. Hines, Jr.; Antonio Perez,
and Maria Prioletta,
Staff Assistant, Linda Elmer, (414)-286-2232
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Monday, April 12, 2010

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:08 A.M.

Present 5 - Hines Jr., Prioletta, Bauman, Chernof and Perez

Excused 1 - Davis

1. Review and approval of the minutes of the March 1st meeting.

Mr. Perez moved, seconded by Mr. Chernoff, for approval of the minutes. There were no objections.

Roll call taken at 9:15 A.M.

Present 6 - Hines Jr., Prioletta, Davis, Bauman, Chernof and Perez

2. Update from the Department of City Development, Community Block Grant Administration and the Dept. of Neighborhood Services related to the city's plan for dispersal of Neighborhood Stabilization Program Funds.

Ms. Prioletta noted that the 10th district has seen a 28% increase in foreclosed properties due to 33 units being foreclosed on in one project. There is also an increase in open foreclosure filings (foreclosures still in litigation) primarily related to job loss and the poor economy as foreclosures spread outside of the central city, particularly into the 13th and 14th aldermanic districts. The homebuyer (70 homebuyers) and rental rehabilitation (30 individuals) programs have about \$2.1 million either spent or committed. There are still no applicants for the buy in your neighborhood program. The city land bank has both federal and state funds for its use and has 15 acquired properties, with 7 under contract and 2 with offers pending.

Ms. Prioletta noted that property owners have been speaking to the Department of City Development (DCD) about using Neighborhood Stabilization Program funds for demolition and the department has created some internal guidelines that the developer must meet prior to the department even considering using these funds for demolition (Exhibit 1). The committee would like to see any requests for demolition

prior to any NSP funds being used for this purpose. The city does have an employee who checks on city-owned properties in the land bank on a weekly basis to make sure these properties do not become a blight to the neighborhood. The Department will provide the land bank addresses to both the police and the fire departments, as well as look into placing signs in front of these properties noting that these are city-owned properties. Some members were concerned that placing a sign in front of these properties would set these properties up as targets to be stripped of any items of value or used as cover for vandals presenting themselves as contractors. If any sign goes up, the property would also need to have a functioning alarm.

As a response to the national bundling of foreclosed properties discussed at the last meeting, Ald. Bauman will take his Council file relating to in-rem foreclosures at tomorrow's Council meeting for immediate adoption. Ald. Davis moved to recommend that the Common Council support adoption of Council file 091517 at tomorrow's Council meeting. A formal letter will be created for tomorrow's Council meeting to add to the file and for council members' review.

Ald. Davis noted that community banks still are not lending, which is a concern. Nicole Brookshire, Community Block Grants Administration, said that some organizations are having issues getting loans as they don't have specific banks or individuals that they work with and so are unable to access funds as lending tightens up. Habitat for Humanity, which directly received federal funds, is working on the national level to consider how to spend the funds it received; it has also been focusing more on building new homes, rather than home rehabilitation, which the city may not need as much as rehabilitation. The city will work with Habitat in attempt to refocus it on rehabilitation in specific, needed areas of the city.

Art Dahlberg, Dept. of Neighborhood Services, will provide all members of the Committee with a report on the scheduled demolitions, which can begin now that the weather will permit it. Ms. Prioletta noted that owners in foreclosure have been approaching the city about purchasing their properties, but the city is reluctant to do so because of the problems this would create. Ms. Prioletta noted that the city will be receiving an additional \$100,000 to market for-sale properties because the city had done such an excellent job in its marketing up to this point.

3. Set next meeting date and agenda.

May 10th at 9 a.m.

*Meeting adjourned: 10:02 A.M.
Linda M. Elmer
Staff Assistant*