



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, 286-2232, Fax: 286-3456,
lelmer@milwaukee.gov

Legislative Liaison: Richard Withers, 286-8532,
rwith@milwaukee.gov

Tuesday, September 7, 2010

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:14 A.M.

Present 4 - Hines Jr., Prioletta, Bauman and Perez

Excused 2 - Davis and Chernof

1. Review and approval of the minutes of the July 26th meeting.

Ald. Hines moved for approval of the minutes. There were no objections.

2. Communication from the Department of City Development, Community Block Grant Administration, Dept. of Neighborhood Services, Police Department, City Attorney's Office, Assessor's Office and Treasurer's Office related to the city's plan for dispersal of Neighborhood Stabilization Program Funds and plan to remediate vacant and abandoned homes.

Ms. Prioletta provided members with the most recent numbers relating to city-owned and foreclosed properties by aldermanic district. Ald. Bauman noted that when the city forecloses on property, it simply vacates the judgement, which means all the original liens remain on the property. Ms. Prioletta noted that the city could refuse to vacate the judgement and then sell the property back to the former owner for the taxes due. Jim Klajbor, City Treasurer's Office, said that the Council does have authority to change this procedure. A title-only file will be introduced that will examine if this proposed procedure would benefit the city more than the current system.

Ms. Prioletta noted that there are no applications pending for the rent rehab assistance and only a handful for the homebuyer's assistance which use NSP 2 funds. At the next meeting, it will be the official end of NSP 1, so Ms. Prioletta will provide a summary report relating to those funds. Ms. Prioletta noted that the income limits to access these funds don't seem to be an impediment to applying for these funds. Although a few community groups are rehabbing properties, they cannot handle the volume that the city needs to be rehabilitated. One idea that Ms. Prioletta

had was to require those companies requesting money for new projects be required to rehab a set number of properties. Art Dahlberg, Dept. of Neighborhood Services, said that there are approximately 5,000 vacant homes in the city. The Department of City Development has been talking to the budget office about the increased need for staff due to the increased number of city-owned properties that need to be managed. Steve Mahan, Community Block Grant Administration, said that he is aware that the departments are examining what status-quo programs there are and future staffing needs. He noted that most of the federal funds are used in the neighborhoods, not for city administration. Mr. Dahlberg noted that as the department goes out to vacant houses with the police, many of these houses are illegally occupied and using stolen electricity. The Dept. of Public Works is also boarding up many of these properties in order to keep them secure in the future.

The Woodland Condominiums in the 9th aldermanic district continue to be a problem in trying to get owner-occupants into the project to stabilize the whole complex. There are 3-4 individuals who each own approximately 100 units. The Committee discussed selling properties for \$1 to owner occupants in an attempt to lure homeowners in from the suburbs. Ms. Prioletta and Mr. Mahan will draft a letter for this Committee to ask the federal government to sell 1,000 houses to the city for \$1. Ms. Prioletta noted that the homebuyer classes are having increasing number of attendees and Mr. Mahan noted that the emphasis is on budgeting and correcting finances so that the homeowner can afford his or her house.

This was

3. Set next meeting date and agenda.

September 16th at 9 a.m.

October 4th at 10 a.m.

*Meeting adjourned: 10:25 A.M.
Linda M. Elmer
Staff Assistant*