



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*

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Wednesday, June 2, 2010

9:00 AM

Room 301-A, City Hall

Meeting convened: 9:08 A.M.

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

Excused 2 - Davis and Perez

1. Review and approval of the minutes of the May 10th meeting.

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

Roll call taken at 9:16 A.M.

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

Excused 1 - 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 and plan to remediate vacant and abandoned homes.

Ms. Prioletta noted that there's a slight decrease in foreclosure filings, but filings are cyclical and this reduction may not indicate a true decrease. The Dept. of City Development has selected four brokers to market foreclosed homes - these agencies/brokers/neighborhood associations have good track records in sales and have worked in the target neighborhoods. The private brokers will be compensated based on the services provided (as-is properties vs. fully rehabed properties), as well as commissions, ranging from 5 1/4% to a minimum amount (approximately \$2,500). Some funds have also been transferred among the funds based upon federal reporting requirements and actions taking place. The account for buy-in-your-neighborhood has been zeroed out as there have still been no applicants.

Ald. Bauman questioned the Dept. of City Development and the Dept. of Neighborhood Services about how the expedited in-rem process created by Council action has been working. No properties have been sent to the City Attorney's Office yet, which has a mid-June submittal deadline so it can add those properties to its regular filing cycle in August. According to Ms. Prioletta, the City Treasurer's Office does not have the staff to follow the Council directive on expedited in-rem filings due to the workload involved whether one property is being foreclosed on or 50 properties. Ald. Bauman is concerned that the Council took action, but that Council action was met with a bureaucratic logjam. Mr. Mahan noted that the City Treasurer's Office did issue the letter contained in file 091230 after Council action. The City Treasurer's Office and City Attorney's Office will be invited to the next meeting to discuss this issue.

Assistant Police Chief Greg Habeck appeared relating to the request by Ald. Davis to provide enhanced patrols at vacant houses within the city. Currently the police department has a map noting which houses are vacant. Assistant Chief Habeck was concerned that if houses are marked as being city owned, they might be more likely to be targets of criminals. The Department does not have the staff to check properties on an on-going basis. The Department does monitor vacant properties which are located in crime clusters, but not those properties which might be contributing in a general sense to property decline and disorder. Ald. Davis can cite three boarded-up properties which have been illegally entered through the back of the houses. The \$200,000 cost of this program could be funded by NSP 2 funds, if available. According to Mr. Mahan, all funds are spoken for, except for program income. Ald. Donovan came to the table and spoke in support of this proposal, although he thinks more is needed both in terms of funds and in terms of checking up on more properties. Ald. Bauman mentioned that this proposal might be seen as just a continuation of the regular police duties and officers are acting as armed building inspectors. The \$200,000 would pay for about 200 hours of overtime (and all the time on this proposal would be overtime). Ald. Hines asked if the Department of Neighborhood Services had considered having its interns go to properties and call the police if any boards have been removed. Art Dahlberg, Commissioner of Neighborhood Services, noted that his department has 6 interns that he envisions doing exterior inspections and that the program could become a hybrid of DNS and the police working together to maximize the use of these funds. Mr. Dahlberg would be thrilled to have some police officers dedicated to vacant buildings. Mr. Dahlberg will provide Ald. Murphy, also present at the table for this item, with a list of boarded-up properties to see if contractors can mow the properties on a schedule and then check for removal of boards, with the costs being applied to the property. If this proposal is adopted (which must go through a Council committee for allocation of federal funds), then Ald. Bauman also asks that the local Council member be updated, in addition to the departments listed. Ald. Hines thought it would be more cost-efficient to use interns or students rather than police officers. Ald. Davis was concerned about the safety of unarmed inspectors or interns checking on vacant properties. Ald. Davis would like to have the issue of monitoring vacant buildings addressed prior to summer.

3. Set next meeting date and agenda.

June 22nd at 9 a.m

*Meeting adjourned: 10:07 A.M.
Linda M. Elmer
Staff Assistant*