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JOSÉ G. PÉREZ
ALDERMAN, 12TH DISTRICT

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- National League of Cities
- Walker's Point Association
- Walker Square Neighborhood Association
- Kinnickinnic River Neighborhood Association

April 11, 2014

Mr. Rocky Marcoux
Commission, Department of City Development

Dear Mr. Marcoux:

A communication file relating to the marketing of the City's commercial corridors will be scheduled for a hearing before the Zoning, Neighborhoods, and Development Committee.

When this matter is taken up, I would ask that you or your staff be prepared to communicate the following:

1. Detailed information regarding the staffing levels that have been dedicated to commercial corridors over the past 15 years. This should include staff assigned to neighborhood outreach related to business but should not include "planners".
2. A specific outline of the current interaction and time dedicated to the BIDs by Department of City Development staff.
3. Excluding outreach to BIDs, what measures are in place to link the Department of City Development to businesses? What contact does the department have with businesses that are not located within a BID boundary?
4. Since 2008, what new tools has the department deployed to engage "Main Street" businesses or non-central business district commercial nodes as regards to business growth and development?
5. At the Public Works Committee meeting of March 19, 2014, department representatives testified that commercial real estate is more difficult to sell than residential. As this is true, what enhanced efforts are being used by the department to increase commercial *in rem* property sales?
6. A detailed narrative of the marketing efforts regarding the former Finney Library including, but not limited to, asking prices, numbers of RFPs, number of offers,

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number of accepted offers, and the duration of time the property remained vacant. Also, prepare an analysis comparing the value and condition of the property immediately after it was declared surplus to present. Describe why the sale of this facility has not taken place and why no secondary offers have been accepted.

7. From intake to closing, describe the department's *in rem* process for commercial properties. This should include, but not necessarily be limited to, inspection process, marketing tools deployed, disconnection of utilities, monitoring, maintenance, and who in the department has decision-making authority over these properties while they remain in City hands.
8. Given that a large percentage of the City's current property inventory has been on hand for an extended period, what is the current strategy for reducing this inventory? Does it include price reductions and if not, why not?

Your attention to these matters would be greatly appreciated. We hope to have this communication heard at the committee meeting of April 15, 2014.

Sincerely,



José G. Pérez
12th District Alderman

Enclosure