



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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Monday, March 9, 2009

10:00 AM

Room 301-A, City Hall

Meeting convened: 10:08 A.M.

Also present:

Alt Dahlberg, Tom Mishefske and Dave Krey - Dept. of Neighborhood Services

Steve Mahan - Community Block Grant Administration

Richard Withers - Legislative Reference Bureau

Present 4 - Prioletta, Bauman, Chernof and Perez

Excused 2 - Hines Jr. and Davis

1. Review and approval of the minutes of the February 23, 2009 meeting.

Ms. Prioletta noted that in the minutes, under item #2, it should state Mr. Sayers, not Mr. Plaisted. Mr. Perez moved, seconded by Mr. Chernoff, for approval of the minutes as amended. There were no objections.

Roll call taken at 10:10 A.M.

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

Excused 1 - Davis

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

Ms. Prioletta provided the Committee with data on foreclosed properties by aldermanic district and data city-wide related to foreclosed properties and information specific to each property. Map Milwaukee now also shows foreclosed properties and provides block-specific context for these properties. The Dept. of City Development has tentatively scheduled a program for emerging business enterprises for March 16th. The Department is also planning on having its web site up on April 1 related to funds that are available. The realtors the Dept. has been in contact with feel that there is a lot of interest out there in the public.

Ald. Hines is concerned that individuals might buy these properties, unaware that there are outstanding building code violations, and the buyer either has no funds to pay for these repairs or has lost the opportunity to use the building code violations as leverage to obtain a lower price. Mr. Dahlberg noted that the Dept. of Neighborhood Services could do a walk-through of the property with the prospective buyer so he or she is aware of the building code issues and those which have a higher priority in terms of taking care of those first. The Department, in the past, has also held code

violations in abeyance to allow the new owner to complete work on the property. The Department of Neighborhood Services might be able to offer a "courtesy inspection" so that prospective owners in the program are aware of what future costs there will be related to building code provisions. Ald. Hines is particularly concerned about individuals who are purchasing a number of properties and are only able to work on them sequentially and therefore are targets for salvagers and vandals as they are awaiting work. Mr. Perez was concerned that it would quickly become expensive for an owner to provide security for a number of homes.

The Department of City Development has added an energy auditor to its staff for these programs and feels it has enough staff to respond to the public in a timely manner. Ms. Priolella and Mr. Mahan provided Committee members with updates on the various programs and proposals that they're currently working on and topics that were discussed at the last meeting.

Mr. Mahan noted that the City, instead of receiving additional money besides the \$9.1 million directly, is getting the money through the state. This means that state politics become involved in the distribution of these funds and that the city will receive these funds, but there will be a delay in getting these funds as the state administration works through its processes. The state funds will be allocated to the municipalities and there is a six month sunset for use of these funds. The Committee is also concerned that if municipalities do not use their allocations, how will these funds be reallocated. The state needs to be made aware that the City is ready to use any available funds.

3. Set next meeting date and agenda.

April 6 at 11 a.m.

Meeting adjourned: 10:50 A.M.

Linda M. Elmer

Staff Assistant