



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 6, 2009

11:00 AM

Room 301-A, City Hall

Meeting convened: 11:10 A.M.

Alex Runner present for Ald. Hines.

*Also present: Steve Mahan - Community Block Grant Administration and Art
Dahlberg - Dept. of Neighborhood Services*

Present 4 - Prioletta, Davis, Bauman and Chernof

Excused 2 - Hines Jr. and Perez

1. Review and approval of the minutes of the March 9, 2009 meeting

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

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 stated that foreclosure filings are down slightly, but she wouldn't read anything into it as Fannie Mae and Freddie Mac had a foreclosure moratorium around the holidays. Foreclosures may spike in May as the moratorium's end.

The web site was launched by the Dept. of City Development. A map has been added and users can click on a property and find out if the property is in a Neighborhood Strategic Plan (NSP) target area. The Department had a number of outreach sessions with realtors and lenders and the feedback was positive related to the web site. The Department met with several lenders so interested individuals wouldn't be shuttled around a financial institution.

The Department also met with contractors and the meeting had a large attendance - it was standing room only. The bulk of contractors are located in the city of Milwaukee. Mr. Mahan also noted that contractors could also be eligible for revolving loan funds through the Community Block Grant Administration. The Dept. of City Development (DCD) will set up an e-notify system for contractors so contracts can be obtained online, rather than having to come down to City Hall. DCD is also looking

into how the city can speed up payments, while still maintaining its quality control.

The Dept. of City Development is also issuing requests for proposals and requests for qualifications for various programs and updated members on other programs it is administering and their statuses. The next goal of DCD is the larger-scale development projects.

Ald. Bauman is concerned that pre-sale is required prior to construction of in-fill houses, specifically in the Merrill House neighborhood. He's concerned that no pre-sales will be completed. DCD is open to looking at building a model home, but wants to ensure that an aggressive marketing program also exists as the department is concerned that it not be the owner of a number of vacant houses.

The City of Cudahy, West Allis, Milwaukee County and City of Milwaukee, as comprising region 2, were invited to a meeting with the state to divide \$1.3 million. The City of Milwaukee submitted a formal complaint to the Housing and Urban Development (HUD), which was unaware of this meeting instituted by the Wisconsin Housing and Economic Development Agency (WHEDA) and the Wisconsin Dept. of Commerce. The City's concern is that areas of greatest need were not addressed and that the money the City received directly from HUD was included in the state's calculations; the City did take the \$1.3 million at that meeting because not accepting the money would not have gained the City any benefits. HUD has put the state on notice that its allocation process may be flawed, but the state is continuing to dispense the funds in the same manner across the state. Ald. Davis encouraged the Dept. of Administration to contact the Governor directly about this issue so he is aware of what's going on and isn't blindsided when this becomes public. Community Block Grants Administration is also concerned about how the Dept. of Transportation funds will be distributed through the state. Ald. Davis also encouraged the Dept. of Administration to write a brief for the National League of City on the importance of distributing funds directly to cities, rather than through states.

The State does realize that it will be getting some funds back as jurisdictions are unable to spend it in a timely manner. Community Block Grant staff feels that the distribution of money through the state was controlled solely through political decisions. The City will go on record as looking to receive reallocation dollars through the state.

3. Set next meeting date and agenda

May 4th at 10:00 A.M.

*Meeting adjourned: 11:55 A.M.
Linda M. Elmer
Staff Assistant*

There was a little discussion following adjournment, which was recorded as part 2, but not reflected in the minutes as internal administration of the funds was discussed.