



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

JOINT COMMITTEE ON REDEVELOPMENT OF ABANDONED AND FORECLOSED HOMES

ALD. ROBERT BAUMAN, CHAIR

**Spencer Coggs, Mario Higgins, Ald. Khalif Rainey, Antonio
Perez, Maria Prioletta, Ald. Russell Stamper, II, and Erica
Lewandowski**

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Monday, January 27, 2020

10:00 AM

City Hall, Room 301-B

1. Review and approval of the December 2nd meeting minutes.

Meeting convened: 10:04 A.M.

*Members present: Erica Lewandoski, Mario Higgins, Maria Prioletta, Jim Klajbor and
Ald. Robert Bauman*

Members excused: Ald. Russell Stamper, Antonio Perez and Ald. Khalif Rainey

*Mr. Klajbor moved, seconded by Mr. Higgins, for approval of the minutes. There were
no objections.*

**2. Communication from the Department of City Development on Housing Infrastructure
Preservation Fund Activities.**

No new information to present.

3. Communication from the Department of City Development on the Lease-to-Own Program.

*Ms. Rhonda Szallai said they are working with 6 applicants and one is scheduled to
close Feb. 4th.*

**4. Communication from the Department of City Development relating to the Rehabilitation to
Rent Program.**

*Ms. Amy Turim said this program was dormant for some time as the rehabber no
longer worked with the city and the funds were transferred to another program, which
leverages private investment as well as city funds.*

**5. Communication from the Department of City Development on the Strong Home Loan
Program.**

*Mr. Larry Kilmer said that his report is in file 191282. The default rates are the same
for those loans that were sold to Associated Bank, with a default rate of 2-3%. The
shortest loan term for forgiveness is 10 years; there have been some repayments as*

people have sold their properties. He will provide Mr. Higgins with the total number of strong home loans and the total amount since the program's inception in 2015. If the person can't qualify for a Strong Homes loan, the department will see if the person can qualify for another city program. The application can be obtained online or through a partner organization.

6. Communication from the Department of City Development on the bulk sale of foreclosed properties.

This will be held so Ald. Perez can be present.

7. Communication from the Mayor's Office, Department of City Development, and the City Attorney's Office relating to activities, revenue and expenditures of the Strong Neighborhoods Plan.

Mr. Nick Sinram said there is a report in the file, but the 2019 books aren't closed out yet.

8. Communication from the Department of Neighborhood Services relating to the Compliance Loan Program.

Steph O'Connor said the department gets a lot of referrals from neighborhood groups, as well as from the court process. They have had 4 people pay the loans back upon the sale of their property. They also take applications from folks who do not have a city order against the property. There were 51 applications in 2019.

9. Communication from the Department of Neighborhood Services relating to demolition and deconstruction.

Mr. Tom Mishefske and Chris Kraco present. Mr. Mishefske said there are 449 properties with raze files or raze orders on them - 55% privately owned and 45% city-owned. He will provide this report in the future for the file. The deconstruction contractor completed two buildings and has started a third one. Mr. Mishefske said the contractor is not being very responsive or working steadily on the deconstruction projects. The contractor has a contract to do 13 properties with a timeline of finishing all 13 by the first week of April. The contractor also called earlier in the day, but then didn't show up for a meeting later in the day.

10. Communication from the City Attorney's Office regarding updates on neighborhood revitalization litigation.

Asst. City Attorney Adam Stephens said there is nothing new to report.

11. Public Comment

There was no public comment.

12. Set next meeting date.

Monday, March 2nd at 10 a.m.
Maria Prioletta will not be present.

[191282](#)

Communication relating to the 2020 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

Sponsors: THE CHAIR

Meeting adjourned: 10:27 A.M.
Linda M. Elmer
Staff Assistant
This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.