



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
Roberts**

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Monday, July 13, 2020

10:00 AM

City Hall, Room 301-B

**This is a virtual meeting. Those wishing to view the proceedings are able to do so via
the City Channel - Channel 25 on Spectrum Cable - or on the Internet at
<http://city.milwaukee.gov/citychannel>.**

Meeting convened: 10:02 A.M.

*Members present: Jim Klajbor, Tony Perez, Erica Lewandowski, Maria Prioletta, Ald.
Robert Bauman and Ald. Khalif Rainey (10:25 A.M.)*

Members excused: Ald. Russell Stamper and Mario Higgins

1. Review and approval of the June 15th minutes.

*Mr. Perez moved, seconded by Ms. Lewandowski, for approval of the minutes. There
were no objections.*

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

Mr. LaPierre said, via Ald. Bauman, that there was no new activity to report.

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

*Ms. Rhonda Szallai said there are not many changes since the last report. One
property in active rehab, one property out for bid to be rehabbed, one tenant is in
active coaching and one tenant is attempting to buy a property at a lower cost. The
city may work with her. Two tenants are working with ACTS housing.*

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

*Mr. Larry Kilmer said 19 Strong loans have been approved year to date, with \$325,000
in city investments. There is a report in the file. They are looking at different ways to*

do outreach now that they can't do in-person events. They have a backlog of 115 applications and they have stopped doing interior inspections, so they will look at the applicants' financial information, but are not able to do interior scopes of work. They are now finalizing a document to make sure both the homeowner and staff are comfortable with doing an interior inspection. The homeowner may be able to provide photos or a virtual tour. The other issue is going over loan settlements, which have been done by sending the documents through the mail with a phone walk-through to go line-by-line. They are deferring loans out to individuals who have lost income due to COVID19 and they are also looking at ways to assist new applicants who have also been affected. They hope to have processes and procedures finalized in the next couple of months. Ms. Lewandowski said DNS is doing internal inspections of common areas for multi-units; residential interior inspections are only being done for emergencies. On August 1, DNS will look at its policy then to see where the city is at with COVID19 cases. The Department does have enough funds to process all the applications pending.

5. Communication from the Department of City Development relating to the Milwaukee Employment/Renovation Initiative (MERI) Program.

Ms. Amy Turim said she and Ms. McCollum-Gathing and Ms. Prioetta are all involved with this program and they are working on incentivizing on demolition properties, whether they have a raze order on them or not.

6. 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 all the expenses are on track and there are no concerns with the Budget Office. He thinks that, despite the challenges, departments are doing a good job completing the work.

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

Keishla Ortiz-Delgado said the program has approved 38 loans year to date with an average loan of \$12,000. There is a report in the file.

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

Mr. Tom Mishefske said there are 400 properties waiting to be razed and there are 95 properties that have been razed, but the process isn't totally completed. They carried over \$422,000 from last year and there is just shy of \$1,000,000 in the account. From 2020, the budget allocation was \$1.8 million and \$400,000 was added by the Council. They have 52 buildings under contract and they have pending bid packages for 17 more buildings. They also have 2 emergency razes (one commercial and one residential). Chris Kraco said they have gotten through the second part of the RFP, the interview with the one proposer who submitted (White Glove).

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

Asst. City Attorney Heather Hough said there is no real update to the last update.

10. Public Comment

There was no comment.

11. Set next meeting date.

Monday, Sept. 14th at 10 a.m.

[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>.