

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
MAY 17, 2007**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT:                   Commissioner Kathryn M. West, Chair  
  Commissioner Robert B. Rondini, Vice Chair  
  Commissioner Alderman Willie Wade  
  Commissioner Sernorma Mitchell  
  Commissioner Lois A. Smith

MEMBERS EXCUSED:                 Commissioner Kenneth L. Johnson

ALSO IN ATTENDANCE:             Joel T. Brennan, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair asked for a motion to adopt the Minutes of the April 19, 2007 meeting, which was made by Commissioner West and carried unanimously.

Mr. Brennan reported that, for the real estate disposition hearing scheduled today, Class 2 Notices were published in The Daily Reporter on May 3, 2007 and May 10, 2007.

**Item 1, Public Hearing**

Resolution approving the disposition of land in the vicinity of 20th & Walnut for development of the Walnut Circle residential subdivision with single-family, market rate housing for sale to owner occupants. (15th Aldermanic District; submitted by Economic Development)

Maria Prioletta of the Economic Development Staff explained that this is the next step in the redevelopment of the former Sentry food store location at 20th and Walnut. The subdivision will allow for 32 single family home lots, and staff has recommended that developers Carla Cross and Cindy Kuhs be provided initial lots on which to build models and to market for single family home construction. The buildout is expected by 2009, which would put the absorption at the conservative rate of one unit sold per month.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9928.

**Item 2, Regular Business**

Resolution consenting to the assignment of the Agreement for Sale from Chulew-Venn LLP to Benjamin Smith for the property located at 4244-46 North 27th Street. (1st Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Staff explained that a project initially approved by the Authority is incomplete, in large part due to the death of one of the project partners. Benjamin Smith, a Milwaukee Police Officer, will be assigned the option and complete the development, which calls for two storefronts with residential units above at the site.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9929.

**Item 3, Regular Business**

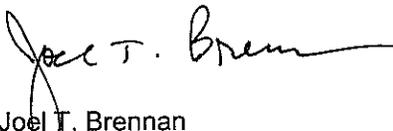
2006 Tax Incremental Financing Annual Report. (Multiple Aldermanic District; submitted by Jim Scherer)

Jim Scherer of the Economic Development Staff highlighted the 69 districts that have been created since the inception of the TIF program and the 48 active districts. Scherer indicated that approximately 30% of the districts are located in the downtown or near downtown area, while 70% are located outside downtown. Of the districts created over time, approximately 25% are residential in nature, 30% are industrial, and 45% are commercial or other, including infrastructure such as riverwalk.

Scherer indicated that more in-depth explanations of individual projects can be found and explored in detail at <http://www.mkedcd.org/business/TIF/index.html>.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **June 21, 2007**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



Joel T. Brennan  
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.