

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 19, 2008**

MINUTES

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

MEMBERS PRESENT: Commissioner Kathryn M. West, Chair
 Commissioner Robert B. Rondini, Vice Chair
 Commissioner Kenneth L. Johnson
 Commissioner Lois A. Smith

MEMBERS EXCUSED: Commissioner Alderman Willie Wade
 Commissioner Bill Schwartz

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair asked for a motion to adopt the Minutes of the May 15, 2008 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on June 5, 2008 and June 12, 2008.

Item 1, Public Hearing

Resolution authorizing acceptance of a Purchase and Sale agreement with Vineyard Business Park Development, LLC or assignees for 19 properties at 5th and Vine for mixed-use development. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff explained the development proposal for the 5th & Vine project area. Carla Cross, director of Vineyard Business Park, gave details about the various planned projects, including 6th Street Market, Vineyard Place, and Walnut Hill.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10008.

Item 2, Public Hearing

Resolution approving the conveyance of 502-04 West Cherry Street to the Milwaukee Economic Development Corporation for environmental remediation, demolition and redevelopment. (6th Aldermanic District; submitted by Economic Development)

Karen Dettmer of the Economic Development staff provided background on the environmental and structural issues with the property. The Redevelopment Authority will convey the property to the Milwaukee Economic Development Corporation an opportunity for accepting a grant/loan from the Environmental Protection Agency fund to remediate, demolish and redevelop the site.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10009.

Item 3, Public Hearing

Resolution authorizing the preferred remedial cleanup action option at 502-04 West Cherry Street where United States Environmental Protection Agency funds will be utilized for remediation. (6th Aldermanic District; submitted by Economic Development)

Karen Dettmer of the Economic Development staff again discussed the environmental and structural problems with the property. Mr. Van Hoof, an architect and Mr. Jurgensen, a brewery historian, shared their thoughts on preserving the building.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10010.

Item 4, Regular Business

Resolution authorizing up to a \$740,000 loan to the Milwaukee Economic Development Corporation from the United States Environmental Protection Agency Brownfields Cleanup Revolving Loan Fund. (6th Aldermanic District; submitted by Economic Development)

Karen Dettmer of the Economic Development Team staff that the analysis had been performed by their consultant. The decision is to raze the building and fund it using a \$200,000 grant from the Environmental Protection Agency and a revolving loan fund to the Milwaukee Economic Development Corporation.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10011.

Item 5, Regular Business

Resolution relative to the issuance of Redevelopment Authority Revenue Bonds for the financing and refinancing of Wisconsin Housing Preservation Corporation. (4th,10th & 14th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff stated that the Redevelopment Authority will be the conduit for issuing revenue bonds for improvements to five apartment projects owned through Wisconsin Housing Preservation Corporation.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10012.

Item 6, Regular Business

Resolution approving a grant to the Badger Mutual Insurance Company for the purposes of expanding a neighborhood security camera network. (12th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff stated that Badger Mutual has installed their own security system. A \$10,000 grant funded through tax incremental district funds is being requested to install additional security cameras at their business.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10013.

Item 7, Regular Business

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to Brian DeLorenzo for the property at 2018 North 2nd Street. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff said that Mr. Lorenzo is requesting that his \$1000 performance deposit be returned now that the house has been constructed.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10014.

Item 8, Regular Business

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to Botanas LLC for the property at 826 South 5th Street. (12th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff said that the business has built an addition and added more parking spaces for their tenants. They will be able to hire 17 additional employees to their staff. Mr. Haessly is requesting the return of the performance deposit.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10015.

Item 9, Regular Business

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to Capitol Crossing, LLC for the property at 225 West Capitol Drive and the northern portion of 3901 North 2nd Street. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff stated that these were two blighted properties. Lad Lakes Educational & Life Skills Development Center is leasing the property and has added 15 employees to their staff. The development center is operational and recently won a Mayor's Design Award.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10016.

Item 10, Regular Business

Resolution relative to the application, acceptance, and funding of a U.S. Department of Housing and Urban Development Economic Development Initiative-Special Projects Grant. (7th Aldermanic District; submitted by Real Estate)

Benjamin Timm of the Real Estate staff said that his role as project manager involves securing HUD funds for properties in the 30th Street Corridor. The \$248,000 grant will be applied to redeveloping the former Tower Automotive site.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10017.

Item 11, Regular Business

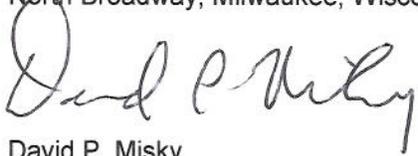
Resolution regarding a contract for economic development research. (N/A Aldermanic District; submitted by Commissioner)

Martha Brown of the Commissioner's office said that Vandewalle & Associates had been hired through a contract to do economic development research for various Redevelopment Authority projects, including Great Lakes Green Manufacturing Center in the 30th Street corridor. The State of Wisconsin Office of Energy Independence is requesting to partner with the City to research waste being converted to energy. This resolution will allow for Vandewalle & Associates to carry out that contract with the State for up to \$50,000.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10018.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **July 17, 2008**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



David P. Misky
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.