

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
AUGUST 21, 2008**

**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 Kenneth L. Johnson  
   Commissioner Alderman Willie Wade  
   Commissioner Lois A. Smith  
   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 July 17, 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 August 7, 2008 and August 14, 2008. With regard to the public hearing on the redevelopment plan or tax incremental financing district, Class 2 notices were also published in The Daily Reporter on August 7, 2008 and August 14, 2008 and owners of property within the redevelopment project boundary were provided with requisite 20-day notices of this hearing.

**Item 1, Public Hearing**

Resolution approving Amendment No. 1 to Tax Incremental District No. 68 (Fifth Ward - First Place). (12th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff stated why this amendment was needed. The property's assessment had been overstated when the tax incremental district had been created. This resolution will follow a suggestion made by the Department of Revenue to take the property out of the tax incremental district at the incorrect assessment value and add it back in at the current assessment.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10023.

**Item 2, Regular Business**

Resolution relative to fees charged by the Redevelopment Authority for the issuance of revenue bonds for private purpose projects. (Submitted by Economic Development)

Jim Scherer of the Economic Development staff explained that the fees for bond issues are based around refinancing existing debt or a nonprofit organization is borrowing funds. This resolution will standardize those fees.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10024.

**Item 3, 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. (4th & 15th Aldermanic District; submitted by Real Estate)

Benjamin Timm of the Environmental team said that this grant will be used in conjunction with the Department of Natural Resources and the Environmental Protection Agency grants. He said the EPA ordered corrective action for Esser Paint Company to do extensive cleanup that is needed at their site. The environmental work is moving forward and the Redevelopment Authority will contribute funds to assist in the cleanup.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10025.

**Item 4, Regular Business**

Resolution approving the RACM Procurement Policy and Procedural manual. (Submitted by Budget)

This item was to be held until the September board meeting.

**Item 5, Regular Business**

Resolution approving a contract with Patrick B. McDonnell for legal services and representation in real estate and development issues throughout the City of Milwaukee. (Submitted by Real Estate)

Dave Misky, Assistant Executive Director-Secretary, pointed out that the Authority has required much time and assistance from the City Attorney's office for legal matters. Pat McDonnell, a former city attorney, will be hired on a short-term contract to help with additional legal counsel for other upcoming development projects.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10026.

**Item 6, Administration**

Resolution approving staff and commissioner to travel to Atlanta, Georgia to attend an economic development conference sponsored by the International Economic Development Council. (Submitted by Real Estate)

The Redevelopment Authority is receiving an Excellence for Economic Development award for the Menomonee Valley Industrial Center at this conference.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10027.

**Item 7, Closed Session**

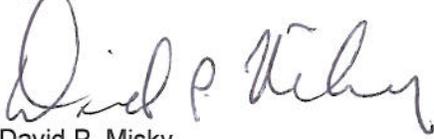
Upon motion duly made and carried, the Board may convene in closed session pursuant to Sec. 19.85 (1)(g) Wis. Stats. To confer with legal counsel regarding pending and/or actual litigation involving the Redevelopment Authority, including RACM v. MITC. (Submitted by City Attorney)

The Authority entered closed session for a discussion with Attorney Gartner before reconvening in open session to adjourn. For the record, Commissioner Smith had to leave during the closed session.

Commissioner Rondini moved for going into closed session and it carried by a vote of 6 ayes - 0 nays.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Rondini to schedule the next regular meeting for **September 18, 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.