

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
NOVEMBER 20, 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 October 16, 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 November 4, 2008 and November 11, 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 November 4, 2008 and November 11, 2008 and owners of property within the redevelopment project boundary were provided with requisite 20-day notices of this hearing. For hearings on blight designations, owners were provided with the statutory 20-day notice, unless such notice was waived in writing.

**Item 1, Public Hearing**

Resolution facilitating the development of King Commons III by approving the blight designation and acquisition of the City-owned property and sale of Authority-owned in the 2700 Block of North Dr. Martin Luther King Drive and authorizing an Option to Purchase with Martin Luther King Community Development Corporation. (6th Aldermanic District; submitted by Real Estate)

Elaine Miller of the Real Estate staff stated that Martin Luther King Community Development Corporation did not receive their 2008 tax credits in January. They have now been received to complete their development proposal. Two phases of the project have been completed and this is the third phase of the project. Martin Luther King Economic Development Corporation will develop the two end parcels. Growing Power will be a part of the project and have a retail space along with 20 housing units. Todd Hutchinson, a representative for Martin Luther King Economic Development Corporation explained why the parking space portion was reduced.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Commissioner Wade arrived after this item was presented. Adopted resolution is No. 10045.

**Item 2, Public Hearing**

Resolution adopting the boundaries and Project Plan and approving a Cooperation Agreement for the Bishop's Creek Tax Incremental Financing District. (1st & 7th Aldermanic District; submitted by Economic Development)

Maria Prioretta of the Economic Development team gave a brief history of this five-acre parcel. Bishop's Creek Community Development Corporation, along with Holy Redeemer Church is interested in redeveloping the former tannery site. Darren Daniels, project administrator of the Bishop's Creek Development Community Corporation, addressed their role in the project. Ellen Higgins, vice president of Common Bond, explained their proposal for a family housing development at 32nd & Hampton within the Bishop's Creek Tax Incremental District.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10046.

**Item 3, Public Hearing**

Resolution approving the blight designation and acquisition of City-owned vacant lots and sale of an Authority-owned parcel in the vicinity of North Dr. Martin Luther King Drive and North 4th Street to Maures Development Group, LLC for affordable housing and mixed-use development. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff stated that these properties will be acquired by Maures Development Group for mixed use and scattered site residential development. Melissa Goins, president of Maures Development Group, spoke and filled in information about the project. She mentioned that the project is included as part of the Harambee plan which is supported by Thrivent Lutherans. They committed \$1.8 million for seed money for housing development in the area.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10047.

**Item 4, Regular Business**

Resolution authorizing a Certificate of Completion and return of the Performance Deposit for Willie J. Ellis for the property at 1634 North 23rd Street. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff stated that in 2006 RACM conveyed the property to Willie J. Ellis. Mr. Ellis is now requesting that his \$1000 performance deposit to be returned now that the house has been constructed.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10048.

**Item 5, Regular Business**

Resolution authorizing entering into a Portfolio Management Service Agreement with the Milwaukee Economic Development Corporation to provide loan servicing for RACM/TID and EPA Brownfields Revolving Loan Fund loans. (All Aldermanic District; submitted by Economic Development)

Sandy Rotar of the Budget staff said this is for a single source agreement between RACM and MEDC for management of the 28 loans through RACM. 24 of those loans are for TID's and the other four are EPA loans. This approval would be to enter into the agreement at this point but that the agreement has not been finalized. This will aid in standardizing the terms and conditions of the loans RACM provides.

MEDC is a good fit for this agreement because of their experience and quality service with managing loans.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10049.

**Item 6, Regular Business**

Resolution to accept and fund Wisconsin Coastal Management Program 2009-10 Grant for Milwaukee River Site Plan Review Overlay District implementation related to education and outreach. (1st, 3rd & 6th Aldermanic District; submitted by Planning)

Gloria Stearns of the Planning staff highlighted how valuable this area is in the midst of urban development. DCD has partnered with the Milwaukee Riverwork group among others to establish setbacks and design guidelines for the first time to protect the environmental corridor in this city.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10050.

**Item 7, Regular Business**

Presentation of the Northeast Side Area Plan. (3rd, 4th & 6th Aldermanic District; submitted by Planning)

Commissioner Rondini left the meeting. Janet Grau of the Planning staff presented a detailed description of development within this area plan.

**Item 8, Regular Business**

Presentation of the Southeast Side Area Plan. (12th, 13th & 14th Aldermanic District; submitted by Planning)

Michael Maierle of the Planning staff summarized the importance of this area and the stability of the neighborhoods.

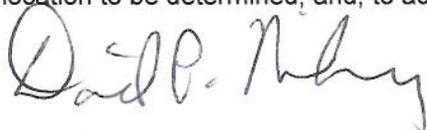
**Item 9, Closed Session**

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)

Commissioner Schwartz left the meeting. The Authority entered closed session for a discussion with Attorney Gartner and Rocky Marcoux before reconvening in open session to adjourn.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular and annual meeting for **December 18, 2008**, at 1:30 P.M. at a location to be determined, 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.