

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 18, 2009**

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 Bob Rondini, Chair
 Commissioner Lois A. Smith, Vice Chair
 Commissioner Kathryn M. West
 Commissioner Bill Schwartz
 Commissioner Ken Johnson

MEMBERS EXCUSED: Commissioner Alderman Willie Wade
 Commissioner Nancy Hernandez

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 21, 2009 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the hearing on proposed blight designation, an official notice was published in the Milwaukee Journal Sentinel on June 10, 2009 and owners were provided with the statutory 20-day notice, unless such notice was waived in writing. For the proposed Tax Incremental Financing District boundary hearing scheduled today, Class 2 Notices were published in The Daily Reporter on June 4, 2009 and June 11, 2009.

Item 1, Public Hearing

Resolution designating parcel identified as 1436 East North Avenue as property in need of substantial rehabilitation for the purpose of providing financial assistance for redevelopment and borrowing purposes (UWM Cambridge Commons Student Housing Project). **(3rd Aldermanic District)**

Tracy Luber of Economic Development described the project and requested the board approve a blight designation for the parcel which had once been the Hometown Oil site. The property fits the state definition of a blighted property and would allow issuance of redevelopment revenue bonds for the project.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10096.

Item 2, Public Hearing

Resolution adopting the boundary for the South 27th Street and West Howard Avenue Tax Incremental Financing District. **(13th Aldermanic District)**

Deshea Agee of the Neighborhood Business Development requested the board approve the boundary creating a new TIF district at this location. While no plan has been drafted for the area, the department is working on the project plan and will bring that to the board in the coming months. The plan could include a mixture of commercial and residential and there are a few possible developments being discussed. Alderman Terry Witkowski of the 13th Aldermanic District stated the

need for the district since two car dealerships have gone out of business over the last few years and several of the other properties could use city's assistance in making improvements to the area. No other members of the public chose to speak on the matter.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10097.

Item 3, Regular Business

Resolution Authorizing the Issuance and Sale of Redevelopment Revenue Bonds, Series 2009 (University of Wisconsin--Milwaukee Cambridge Commons Project). **(3rd Aldermanic District)**

Tracy Luber of Economic Development further described the Cambridge Commons project and the need for issuance of the bonds to the UWM Real Estate Foundation. The project includes the construction of a dormitory housing 700 beds, would cost \$52 million, and would generate 10 full-time and 85 part-time jobs. The project is looking for \$6-9 million in bond financing from the Redevelopment Authority.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10098.

Item 4, Regular Business

Resolution authorizing a contract to install a new roof on the property located at 2233 North 4th Street. **(6th Aldermanic District)**

Deshea Agee of the Neighborhood Business Development requested authorization to request proposals for repairing a portion of the roof on the American Black Holocaust Museum building. The cost will be approximately \$30,000 and will be covered by the escrow that was established when the building was purchased and the difference would be covered by the TID for the Bronzeville project. The plan is make the repair and request proposals for sale of the building. One of the stipulations for the sale is that the City must recover the purchase price of \$250,000. Alderwoman Milele Coggs also spoke requesting approval of the item to move the process along. She noted the assessed value of the property is much higher than the purchase price and that demolishing and buidling new would cost signifiantly more.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 1 nay. Adopted resolution is No. 10099.

Item 5, Regular Business

Resolution relative to entering into an Intergovernmental Agreement with the Wisconsin Department of Natural Resources to facilitate the environmental assessment and cleanup of properties contaminated by petroleum leaking underground storage tanks (LUSTs). **(Multiple Aldermanic Districts)**

Tory Kress of Real Estate provided background for the Recovery Act funds available through the WDNR. \$6.38 million is available from the State and the Redevelopment Authority has several projects in mind including 411 W. North Avenue in Bronzeville and the former Esser Paint site. The Redevelopment Authority has the opportunity to use \$2 million of the Recovery Act funds to cleanup properties in the City.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10100.

Item 6, Regular Business

Resolution relative to acceptance and funding of American Recovery and Reinvestment Act of 2009 and supplemental funding of brownfield grant applications to the United States Environmental Protection Agency (USEPA) for the Brownfields Revolving Loan Fund (RLF) for various brownfields throughout the City of Milwaukee. **(Multiple Aldermanic Districts)**

Tracy Luber of Economic Development stated the Redevelopment Authority has received \$7.5 million of revolving loan fund grants from the USEPA and has requested an additional \$4 million through the recently available Recovery Act. The application was submitted last month with an announcement likely in the next few weeks. The loan funds assist the Redevelopment Authority in providing low-interest loans for developments. To date, we have made 8 loans and are now determining how best to revolve the principal and interest. The board will be asked to review a policy in the near future to use the revolved grant dollars.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10101.

Item 7, Regular Business

Resolution authorizing up to a \$200,000 loan from the EPA Revolving Loan Fund to Milwaukee River Hotels, LLC for the Aloft project at 1300 North Old World Third Street and authorizing a preferred remedial option. **(4th Aldermanic District)**

Tracy Luber of Economic Development provided the background for this item stating the Redevelopment Authority was unsuccessful in obtaining a \$75,000 Greenspace Grant from the State due to budget constraints. This loan will provide some needed gap financing to complete the project by dealing with some unforeseen environmental issues.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10102.

Item 8, Regular Business

Resolution authorizing the approval of agreements for the Valley Passage, involving extension of Hank Aaron State Trail from Pierce Street Right-of-Way north, under railroad tracks, and thence over the Menomonee River. **(8th Aldermanic District)**

Gregg Hagopian of the City Attorney's Office described the challenges with working out an agreement with the Department of Transportation, the Department of Natural Resources, Menomonee Valley Partners, the City, the Redevelopment Authority, the Milwaukee Brewers, and the Stadium District. These agreements are to allow the Valley Passage to be constructed on a portion of the Redevelopment Authority's land and to allow construction of a gravel service road for bridge maintenance and emergency calls on Authority land. The easement agreements do not limit the future opportunity for redevelopment on Authority land and do not cost the Authority anything. The only potential cost would be the movement of the gravel service road if a development required it to be moved.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10103.

Item 9, Regular Business

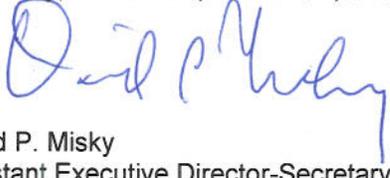
Resolution authorizing a second amendment to the professional services contract with Menomonee Valley Partners, Inc. for refined sub-area plans, project management, design and engineering services, landscaping and other park support work in the Menomonee Valley Industrial Center and Community Park ("Site"). **(8th Aldermanic District)**

Assistant Executive Director Dave Misky made the request to continue working with the Menomonee Valley Partners giving the non-profit the ability to work on Airline Yard issues including (but not limited to) fund-raising, bridge construction oversight, and working with the Urban Ecology Center on use of the RACM-owned lands for educational purposes.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10104.

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 **July 14, 2009**, 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.