

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
SPECIAL MEETING  
NOVEMBER 17, 2009**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a special meeting at 9:00 a.m. in the 1<sup>st</sup> Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT:                    Commissioner Robert B. Rondini, Chair  
   Commissioner Lois A. Smith, Vice Chair (via telephone)  
   Commissioner Kathryn M. West  
   Commissioner Kenneth L. Johnson  
   Commissioner Alderman Willie C. Wade  
   Commissioner Bill Schwartz  
   Commissioner Nancy Hernandez

ALSO IN ATTENDANCE:                Elaine Miller, Special Designee to the Executive Director-Secretary

After the Pledge of Allegiance, the Roll Call was conducted.

Ms. Miller stated that the two items scheduled for today's special meeting were related to the same project and that the public hearings would be conducted jointly. Separate votes would be conducted on the resolutions. For the proposed amendment to a tax incremental district, Class 2 Notices were published in The Daily Reporter on November 3, 2009 and November 10, 2009, written notification was provided to the taxing jurisdictions prior to the notice publication and letters were sent to the property owners within the boundary before the 15-day notice requirement. With regard to the public hearing on the blight designation and property disposition, the City of Milwaukee waived its rights to the statutory 20-day notice of the blight designation and Class 2 notices of the land sale were also published in The Daily Reporter on November 3, 2009 and November 10, 2009.

**Item 1, Public Hearing**

Resolution approving Amendment No. 3 to the Project Plan for the Tax Incremental District No. 44. (15th Aldermanic District; submitted by Economic Development)

**Item 2, Public Hearing**

Resolution approving the blight designation and acquisition of City-owned vacant lots at 1408-32 West Center Street and authorizing sale of these and the Authority-owned property at 2777 North Teutonia Avenue to Franklin Square Apartments, LLC for development of affordable housing. (15th Aldermanic District; submitted by Economic Development)

Clifton Crump presented the two items. For the blight designation, he presented the findings of blight and the need to transfer the City lots to the Authority. He also briefly described the Franklin Square project that would be developed and introduced the developers.

Melissa Goins of Maures Development presented the Franklin Square project. She discussed her partnership with Brinshore Development, an experienced tax credit developer from Illinois. She explained her vision for the block at Teutonia and Center

that began when she developed Teutonia Gardens in partnership with Handsome Barbershop at the corner of Teutonia and Center. Franklin Square will be the next phase of the development and will consist of 37 units in two buildings -- one on Center and townhouses at Teutonia and Hadley -- with a large interior green space. She presented the most recent renderings for the project. She also indicated that the project has the support of the Community Planning Group for the area and was identified as a catalytic project in the area plan. Total cost is about \$8.7 million of which \$6.8 million is the construction cost. Her goal for EBE participation is 30%.

Richard Sciortino, president and principal of Brinshore, discussed his company's experience and explained how his company looks for a local partner when it comes into a market. Other team members are all local such as the architect and general contractor.

Maria Prioletta presented background on TID No. 44, the first neighborhood TID. When created in 2001, \$1.7 million was provided for forgivable loans for both new construction and rehabilitation. In 2005, an additional \$1.0 million was provided. In total, about \$1.8 million went to rehabilitation and \$800,000 for new construction. She explained that the TID funds were needed for this project due to the depressed market for selling housing tax credits. She emphasized this was a quality project that would complement the other activities in the Lindsay Heights TID.

Doreen Brown, an area resident, thought more TID funds should be directed toward helping the elderly stay in their homes rather than being provided to a developer. In response, Ms. Prioletta discussed past use of the TID for area residents and indicated that the City would continue to identify resources for elderly.

Trasus Wright discussed his work gardening efforts at Teutonia Gardens and the positive effect these efforts have had on the community.

Barbara Hill, an area property owner, said she was unaware of the TID and wondered if any neighborhood meetings were held. In response, Commissioner Wade indicated community outreach is conducted before projects receive formal presentation.

Alex Runner represented Council President Hines. He indicated President Hines' strong support for the Lindsay Heights TID and this project. His office is looking at many other tools to help the neighborhood and the elderly.

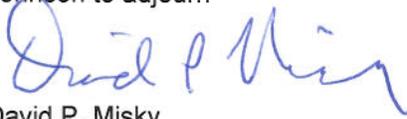
Commissioner Schwartz asked about the sources and uses of funds and project equity. Mr. Sciortino provided the financial breakdown and explained tax credit fees and project equity. Ms. Prioletta also explained WHEDA rules regarding tax credit fees. In the future, Commissioner Schwartz requested that the Commissioners be provided with cash flows for the projects.

Commissioner Johnson moved for adoption of the resolution approving Amendment No. 3 to the Project Plan for the Tax Incremental District No. 44 and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10145.

Commissioner Johnson moved for adoption of the resolution approving the blight designation and acquisition of City-owned vacant lots at 1408-32 West Center Street and authorizing sale of these and the Authority-owned property at 2777 North Teutonia Avenue to Franklin Square Apartments, LLC for development of affordable housing and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10146.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to adjourn



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.