

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 19, 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 Ken Johnson
 Commissioner Alderman Willie Wade
 Commissioner Bill Schwartz
 Commissioner Nancy Hernandez

MEMBERS EXCUSED: None

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 15, 2009 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the hearing on blight designation, the statutory notice was mailed to the property owner by Certified Mail 20 days prior to the hearing unless the right was waived by the owner.

Item 1, Public Hearing

Resolution approving the blight designation and acquisition of the privately owned properties at 1918 North 39th Street and 4518-20 West Lisbon Avenue and the adjoining City-owned vacant lots. **(15th Aldermanic District)**

Bunkie Miller of Real Estate described two properties to be acquired by the Redevelopment Authority along with the blight designation areas. In both instances, a number of recent developments have occurred in the neighborhood and this action would allow for more redevelopment in the area.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays (Commissioners Wade and Johnson not yet present). Adopted resolution is No. 10146.

Item 2, Regular Business

Initial Resolution Regarding Redevelopment Revenue Bond Financing for McKinley Avenue, LLC. **(6th Aldermanic District)**

Jim Scherer of Economic Development introduced the project where developer Dan Druml will redevelop the area which included the former Journal-Sentinel building at 6th & McKinley. The developer has received a commitment from Corinthium Colleges, Inc. to lease 45,000 square feet of space for one of it's campuses (Everest College). The subject parcel is adjacent to the former Park East freeway, a Housing Authority complex, and several new developments over the past few years. Pending approval, the Redevelopment Authority will issue revenue bonds, not to exceed

\$11,000,000, to assist in redeveloping the property. Mr. Druml spoke on the exciting redevelopment and the site layout for the college and the remaining available space. The college will focus on primarily medical training and other vocational instruction.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays (Commissioner Johnson not yet present). Adopted resolution is No. 10147.

Item 3, Regular Business

Initial Resolution Regarding Redevelopment Revenue Bond Financing for River Corner LLC. **(12th Aldermanic District)**

Jim Scherer of Economic Development described the River Corner project at 4th & Becher. This property is home to Paul Davis Restoration and other businesses but this action would provide bond financing for a \$3 million office and light industrial building at the site. According to Mr. Druml, the developer, the 40,000 building would allow Paul Davis Restoration to lease some of the space and to hold training seminars for employees from around the country.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10148.

Item 4, Regular Business

Initial Resolution Regarding Redevelopment Revenue Bond Financing for Park East Square, LLC. **(3rd Aldermanic District)**

The developer has recently submitted a new design building to the Department of City Development and staff have not had enough time to review the new design. It is expected that this item will be heard at the December board meeting.

Chair Rondini requested this item be held and it was with no objections.

Item 5, Regular Business

Bond Resolution Authorizing Redevelopment Authority of the City Of Milwaukee Refunding Revenue Bonds, Series 2009 (YMCA of Metropolitan Milwaukee) in an amount not to exceed \$21,000,000. **(15th Aldermanic District)**

Jim Scherer of Economic Development provided background for this project where the Board has heard various forms of this item in the past. This resolution impacts the North Avenue and Grand Avenue YMCA operations.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10149.

Item 6, Regular Business

Resolution relative to application, acceptance, and funding of a State of Wisconsin Department of Natural Resources Brownfield Site Assessment Grant for assessment and demolition of the former Tower Automotive site (Century City) in the City of Milwaukee. **(7th Aldermanic District)**

Tory Kress of Real Estate stated this resolution is a follow up to a resolution the Redevelopment Authority approved in October 2009. A change is needed from the original resolution to allow the Redevelopment Authority to apply for these grant funds specifically for the former Tower site. The earlier resolution identified more than one project site whereas the resolution is more specific as required by the application.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10151.

Item 7, Regular Business

Resolution authorizing a Certificate of Completion to MVIC Development, LLC for its development of the Caleffi N.A., Inc. Project at 3883 West Milwaukee Road. **(8th Aldermanic District)**

Chair Rondini requested that each of the next 3 resolutions be held together with no objections. Dave Misky, Assistant Executive Director, provided the background for next three resolutions. The three developments have been completed in accordance with the development agreements. Each business is fully operational and has constructed their buildings and completed their landscaping as required. For these reasons, Certificate of Completions should be issued to each of the three developments in the Menomonee Valley Industrial Center and Community Park.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10152.

Item 8, Regular Business

Resolution authorizing a Certificate of Completion to Mulhaney Properties, LLC for its development of the Badger Railing Project at 3880 West Milwaukee Road. **(8th Aldermanic District)**

See Item 7.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10153.

Item 9, Regular Business

Resolution authorizing a Certificate of Completion to VALTAY, LLC for its development of the Taylor Dynamometer Project at 3602 West Wheelhouse Road. **(8th Aldermanic District)**

See Item 7.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10154.

Item 10, Regular Business

Resolution authorizing a contract for electrical services at the former Tower Automotive property. **(7th Aldermanic District)**

RACM staff asked that this item be held since the Request for Proposals is due next week. It is expected that this item will be heard at the December board meeting.

Chair Rondini requested this item be held and it was with no objections.

Item 11, Administrative

Resolution authorizing a contract for compliance monitoring services at the former Tower Automotive property. **(7th Aldermanic District)**

RACM staff asked that this item also be held since the Request for Proposals was due earlier in the week and staff has not had enough time to review the proposals. It is expected that this item will be heard at the December board meeting.

Chair Rondini requested this item be held and it was with no objections.

Item 12, Administrative

Resolution authorizing a contract with the 30th Street Industrial Corridor Corporation for professional services to attract industrial real estate users. **(1st, 4th, 7th, and 15th Aldermanic District)**

Kein Burton, Project Manager for the 30th Street Corridor initiative, presented this resolution allowing the Redevelopment Authority to establish a contract with the Corridor Corporation to provide marketing and other professional services for the department. The 3-year, \$50,000 contract would be paid for by various grants and the Tower TID and would be patterned after a similar contract the Authority had with Menomonee Valley Partners. Chair Rondini stated that, in his mind, this was one of the first steps in the overall initiative.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10155.

Item 13, Administrative

Resolution accepting Offers to Sell for 2009 Spot Acquisitions. **(4th, 7th, and 15th Aldermanic Districts)**

Real Estate Specialist, Dwayne Edwards, provided background for the Redevelopment Authority to acquire several properties as part of its 2009 spot acquisition/blight elimination efforts in the Avenues West, Walnut Hill and Park West neighborhoods. The owners and Authority staff have reached agreements on the purchase price for the following properties: 2522 W. Clybourn Street, 2022-24 N. 32nd Street, 2748 N. 27th Street, 2825-27 N. 28th Street, 2509-11 N. 22nd Street, 2501 N. 20th Street, and 2654 N. 21st Street.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10156.

Item 14, Administrative

Presentation of the West Side Area Plan. **(2nd, 5th, 7th, 9th, 10th, and 15th Aldermanic Districts)**

Long-range planner, Janet Grau, provided the Board a summary of the draft West Side Area Plan including a presentation on the commercial, residential, and industrial areas of the plan area. Janet also summarized the catalytic projects for the area.

No action required by Board.

Item 15, Administrative

Introduction of proposed Villard Square Library Project and use of New Market Tax Credits. **(1st Aldermanic District)**

Project Manager Clifton Crump provided an overview of the project where a grandparent/grandchild residential development will be constructed with a 12,00 square-foot library housed in the first floor. The project has already received Low-Income Housing Tax Credits and a Large-Impact Development grant and is expecting use of New Market Tax Credits (NMTC). Paula Kiely, Library Director, further described the project and how the library, with Authority assistance, would lease-to-own the 1st floor condominium. Ted Matkom of Gorman and Howard Snyder of Northwest Side CDC, codevelopers in the construction, spoke briefly on the construction of the building and the parking requirements. Farshad Maltes of WHEDA then provided some background on the NMTC structure and the role of the Authority. Board members will hear specific items requiring action regarding this project over the next few meetings.

No current action required by Board.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **December 15, 2009**, at 1:30 P.M., at the Palermos Villa, 3301 West Canal Street, 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.