

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JANUARY 21, 2010**

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 Lois A. Smith, Chair
Commissioner Bill Schwartz, Vice Chair
Commissioner Kathryn M. West
Commissioner Alderman Willie C. Wade
Commissioner Robert B. Rondini
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 December 15, 2009 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for the public hearing on an Amendment to Tax Incremental District No. 34, an Official Notice was published in the Daily Reporter on January 7th and January 14th.

Item 1, Public Hearing

Resolution for approving Amendment No. 1 to Tax Incremental District No. 34 (Historic Third Ward Riverwalk). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described how successful TID-34 has been since it's inception in 1997. A new statute allows municipalities to expend TID monies outside the TID boundary by 0.5-mile. The Common Council has requested TIDs be considered for paving projects that would fit certain criteria: (1) within 0.5-mile of TID boundary, (2) successful TID that will close soon, and (3) approved by Joint Review Board. TID-34 will pay for 2 paving projects for an expense of approximately \$400,000. Commissioner Wade explained the Council's perspective on use of TIDs for this purpose. This includes job creation (in conjunction with the MORE ordinance) and improvement of roads which have been neglected for years.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10170.

Item 2, Regular Business

Initial Resolution Regarding Redevelopment Revenue Bond Financing for Park East Square, LLC. (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development explained the project and request of \$24 to \$25 million of bond issuance. This is a parcel in the Park East project area that was sold by

Milwaukee County in 2007. Rich Curto, the developer, further described the project where the initial construction will involve apartments that could start this Spring. Curto stated 20% of the apartments would be for residents whose income was 60% or less than median gross income. This would likely include college students. Commissioner Wade asked about the retail space. The developer does not currently have tenants but will be actively searching to fill the ~7,000 square feet of space. The space will be appropriate for a restaurant or café.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10171.

Item 3, Regular Business

Resolution amending a resolution preliminarily approving the issuance of revenue bonds on behalf of Community Advocates, Inc. to finance acquisition and redevelopment of an office building property located at 728 North James Lovell Street and adjacent parking lot. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development stated the Redevelopment Authority approved the preliminary resolution in October 2009. An amendment is needed since the developer will be acquiring the parking lot to the east rather than the parking lot to the south.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10172.

Item 4, Regular Business

Resolution approving an amendment to the Redevelopment and Eminent Domain Contract with Integrated Mail Industries, Ltd. ("IMI") regarding the blight elimination properties at 3478 West Hopkins Street, 4250 North 35th Street and 4260-4300 North 35th Street. (1st Aldermanic District; submitted by Real Estate)

Elaine Miller of Real Estate provided the history of the project from December 2007 to today. The Authority gained access to the parcel for environmental testing through the court system. The Authority also contracted for an appraisal. Based on this information, negotiations for acquisition were not proceeding well until mid-December 2009. A final proposal from the Authority was offered to the owner of Bee Bus which was accepted contingent upon Board approval. Ms. Miller stated the "General Terms" and "Development Agreement" requirements of the deal. The owner of Integrated Mail, Bruce Arbit, explained that IMI's process started in 2004. The company has been steadily growing and, if they could not acquire this parcel, would have had to move from the Corridor and possibly the City. IMI currently employs 125 people, many from the neighborhood.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays (Commissioner West was excused from the meeting during this resolution). Adopted resolution is No. 10173.

Item 5, Regular Business

Resolution authorizing a contract for unarmed security guard service at the Century City Redevelopment project. (7th Aldermanic District; submitted by Real Estate)

Benji Timm of Real Estate described the previous resolution heard by the Board in December 2009 authorized a "bridge" contract to Securitas, the security guard service for the Century City site. The "bridge" contract was needed to negotiate a longer-term contract with Securitas, not-to-exceed \$345,000, that would include 40% resident preference. The longer-term contract will include 40% RPP and 25% EBE (to be filled by APB). Commissioner Wade has concerns over the moving of minority workers from other

projects to Century City to meet the requirement. The Human Resource Director for Securitas explained that this was not the case and, indeed, the company has hired 7 new employees for the Century City project. The HR Director stated that, including APB, a total of 14 people have been hired for this contract.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10174.

Item 6, Closed Session

The Board may convene into closed session, pursuant to s. 19.85(1)(g) , Wis. Stats., for the purpose of conferring with legal counsel for the Redevelopment Authority who is rendering oral or written advice concerning a mediation agreement to be approved by the Board.

The Authority entered closed session for a discussion with Attorney Hagopian before reconvening in open session.

Item 7, Regular Business

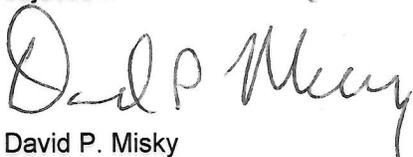
Resolution approving the Mediation Agreement with the former owner of the blight elimination property at 2225 North 7th Street. (6th Aldermanic District; submitted by Real Estate)

Elaine Miller of Real Estate summarized the history of the Bronzeville site. This agreement would allow the Redevelopment Authority to acquire the parcel clear of any future challenges of the property's value by the former owner.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays (Commissioner Rondini was excused from the meeting during this resolution). Adopted resolution is No. 10175.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular meeting for **February 18, 2010**, 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.