

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MAY 20, 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 Nancy Hernandez
Commissioner Ken Munson

MEMBERS EXCUSED: Commissioner Robert B. Rondini

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 April 15, 2010 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for the public hearing on a property sale, the required Class II notice was published in the Daily Reporter on May 6th and May 13th.

Item 1, Public Hearing

Resolution authorizing an Option to Purchase with Inner City Arts, LLC for the property at 642 West North Avenue for office development. (6th Aldermanic District; submitted by Neighborhood Business Development Team)

Deshea Agee of the Neighborhood Business Development Team introduced the item whereby Inner City Arts, LLC has submitted a proposal to purchase and renovate the property at 642 West North Avenue in the Bronzeville Cultural and Entertainment District. Inner City Arts will provide office space for Vanguard Group and the Endeavour Corporation and will have a training space for contractors. The structure is historically designated and listed on the National Register of Historic Places and will be restored in accordance with the United States Secretary of Interior Guidelines.

Kalan Haywood of Vanguard confirmed that, if the Redevelopment Authority and the Common Council approve the sale, work will begin immediately with completion later this fall. He also confirmed they are working with the artist who designed and painted the mural on the west side of the building to either preserve it or reflect the art in different ways on the building.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10202.

Item 2, Regular Business

Resolution relating to issuance of redevelopment revenue bonds with respect to the Palermos Properties, LLC/Palermo Villa, Inc. Project. (8th Aldermanic District; submitted by Economic Development)

Tracy Luber of Economic Development described the expansion plans for Palermos in the Menomonee Valley Industrial Center. This board has recently approved the land sale for the expansion and this bond authorization will assist in financing the \$22 million project. The project includes 100,000 square feet of building space for additional production, warehouse, office, employee space, and equipment. The company is requesting \$14 million of Redevelopment Authority bonds.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10203.

Item 3, Regular Business

Amended and restated resolution authorizing and providing for the sale and issuance of revenue bonds for the Discovery World Project. (4th Aldermanic District; submitted by Economic Development)

Tracy Luber of Economic Development reviewed the April 15, 2010 resolution approved by the Authority Board for \$9 million of revenue bond issuance. A few minor changes to the agreement are needed for the bond issuance to move forward including the bonds not being subjected to redemption prior to maturity and the terms of the interest rate.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10204.

Item 4, Regular Business

Resolution Authorizing Issuance and Sale of Refunding Revenue Bonds, Series 2010 (University of Wisconsin—Milwaukee Riverwest Housing Project). (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development provided the background for the project including the Authority Board issuing \$28,050,000 on behalf of the UWM Real Estate Foundation, Inc. to finance a 121 unit student housing facility located at 2340 N. Commerce St. (west bank of Milwaukee R. at North Ave.). The 2007 action approved bonds being issued as variable rate bonds secured by a letter of credit issued by M&I Bank. The Foundation now proposes to refund the 2007 issue, whereby up to \$28,500,000 will be purchased directly by M&I. M&I will hold the issue until such time as market conditions permit a remarketing of the 2010 bonds. Staff proposes that the issuance fee be 3/8% of the initial principal amount of the refunding issue.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10205.

Item 5, Regular Business

Resolution relative to application, acceptance, and funding of a Wisconsin Department of Natural Resources Ready for Reuse grant for the remediation and redevelopment of Area E within the Century City redevelopment site in the City of Milwaukee. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team requested the Board authorize the application, acceptance, and funding of a WDNR grant for the Century City project. A maximum request of \$200,000 would be submitted with a 20% match. The grant money and TID match would be used in Area E or where the Authority is currently preparing the land for Talgo.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10206.

Item 6, Regular Business

Resolution relative to application, acceptance, and funding of a Wisconsin Department of Natural Resources Wisconsin Plant Recovery Initiative Assessment Money Community-Managed Funds grant for the environmental assessment of the Century City redevelopment site in the City of Milwaukee. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team requested the Board authorize the application, acceptance, and funding of a second WDNR grant for the Century City project. The WDNR has \$1 million available for this initiative and is looking for applicants. Again, a maximum request of \$200,000 would be submitted and the grant money would be used to cleanup environmental issues associated with the site.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10207.

Item 7, Regular Business

Resolution relative to application, acceptance, and funding of a United States Environmental Protection Agency Brownfields Area-Wide Planning Pilot Program grant for a site redevelopment plan for the Century City redevelopment site in the City of Milwaukee. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team requested the Board authorize the application, acceptance, and funding of an USEPA grant for the Century City project. The Authority will likely submit a request of \$175,000 to be used for community involvement, a detailed redevelopment plan (including road and utility locations, and stormwater features), and a marketing plan for the project. If successful in obtaining all 3 grants for this agenda, we would be nearing \$5 million of grant funding for the Century City project.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10208.

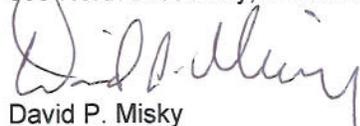
Item 8, Regular Business

2009 Budget Update (N/A Aldermanic District; submitted by Budget)

Joe'Mar Hooper from RACM Budget presented the final overview of the 2009 RACM Budget including budget and expenditures from the General Fund, CDBG, and Non-CDBG resources. From the General Fund, we had significant expenditures on our property management since we took ownership to more properties; however, we also generated more revenue through rentals and sales. The Authority also did well with federal grants that offset some of our salary expenditures. The Board asked that Joe'Mar return in July to provide a mid-year assessment of the 2010 Budget.

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 **June 17, 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.