

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
NOVEMBER 17, 2011**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> 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

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 20, 2011 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

For today's public hearing on a Project Plan Amendment, the required Class II notice was published in the Daily Reporter on November 3rd and November 10th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of these hearing notices.

For the public hearing on brownfield grant applications for assessment and cleanup, the required notice was published in the Daily Reporter on November 3rd and November 10th.

For the two public hearings on property dispositions, the required Class II notice was published in the Daily Reporter on November 3rd and November 10th.

**Item 1, Public Hearing**

Resolution approving the First Amendment to Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards). (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development reintroduced the Reed Street Yards project and TID 75. The district was created approximately 1 year ago for creating a Water Research and Technology Park but was not funded. This resolution is requesting \$3.5 million of city investment be used for Phase I which is to install the public infrastructure, riverwalk, and dockwall. The TID would be paid off by year 21 if no other development were to occur. Phase 2 would include an additional \$2.2 million for remediation, stormwater management, and site work but funds would only be released when sufficient increment is generated to pay off the TID by year 24.

Dean Amhaus of the Milwaukee Water Council introduced a \$20 million investment to a new Water Council building that will begin in 2012 and will be used for water start-up businesses. The space will primarily be offices but will also include a flow laboratory. This building should be a catalyst for the rest of the tax district.

Commissioner Schwartz asked about the 8-year restricted use and how that may impact an end-user with high job counts but is not a water company. Mr. Casanova stated that the Commissioner of DCD has the authority to change the deed restriction.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10317.

**Item 2, Public Hearing**

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment and cleanup of various brownfields throughout the City of Milwaukee. (4th, 7th & City-wide Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the resolution whereby the Authority will be applying for one assessment grant and three cleanup grants. The most recent successes using these funds have cleaned up the properties at 1027 N. Edison, 104 E. Nash, and portions of Century City. The new cleanup grant applications are for the former Esser property and the Century City redevelopment. The Authority will be applying for \$800,000 of grant funds with \$120,000 of match required. Gloria Stearns of The Corridor and Teig Whaley-Smith of Community Development Advocates both spoke out in support of the applications since both groups have benefited from previous rounds of grants from the USEPA.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10318.

**Item 3, Public Hearing**

Resolution authorizing an Option to Purchase with United Methodist Children's Services of Wisconsin, Inc. for the properties at 3701 to 3717 West Vliet Street for construction of Friendship Gardens, an affordable senior housing and office development. (15th Aldermanic District; submitted by Real Estate)

Elaine "Bunkie" Miller, Real Estate Manager, introduced the project. United Methodist Children Services and Hmong American Friendship Association are partnering for a mixed-use development at 37th & Vliet. A "pop-up" park was recently constructed on the property through NIDC and the Harley-Davidson Foundation. The park was built to be mobile and will be moved if this development moves forward. Ms. Miller requested a slight change to the land disposition report from a 1-year option to a 2-year option to allow, if needed, the group to apply for two rounds of WHEDA tax-credits. Teig Whaley-Smith of Community Development Advocates further described this project and the success of his organization working with UMCS on two recently completed tax-credit projects and one underway in the neighborhood.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10319.

**Item 4, Public Hearing**

Resolution approving a Purchase and Sale Agreement with Soo Line Railroad for a property in the Menomonee Valley Industrial Center and Community Park for expansion of the company's lay-down yard. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, provided the background to the land sale. The Redevelopment Authority Board has been receiving updates on the park design for the former Airline Yards property in the Menomonee Valley. The Authority owns a piece of land that Soo Line Railroad, operating as Canadian Pacific, would like to purchase adjacent to their lay-down yard in the Valley. As part of a larger negotiated deal with Canadian Pacific, the City, the WDNR, the WisDOT, MVP, and Urban Ecology Center, this 0.238-acre parcel of land will be used as leveraged for air-space rights and other

easement needs for the park. This land sale will not occur unless the master agreement is approved by all parties. Mr. Misky provided more detail on the exact location of the parcel stating it is east of the 27th Street viaduct just north of the domes.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10320.

**Item 5, Regular Business**

Resolution Authorizing the Issuance and Sale of up to \$4,950,000 Subordinate Redevelopment Revenue Bonds [Series 2011] (North End Phase II Project), the Approval and Execution of Related Documents, the Pledge of Revenues, and Other Details. (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development reintroduced the project to the Commissioners and described that the Authority would act as a conduit for the bonds and that they would be tied to Mandel's Shorewood Project. If the Shorewood Project has excess funds available, the project can lend money to the North End Phase II Project since the bond holders are the same. Dick Lincoln from Mandel Group reaffirmed that the bond holders are the same and the North End II Project should start in the second quarter of 2012.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Schwartz abstaining. Adopted resolution is No. 10321.

**Item 6, Regular Business**

Resolution relating to issuance of redevelopment revenue bonds with respect to the Milwaukee Water Council Accelerator Building Project. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development recapped the first resolution from today's meeting and, specifically, the Water Council building. This introductory resolution would authorize \$14 million of bonds be issued for the Water Council Accelerator Building in the TID 75 project area.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10322.

**Item 7, Regular Business**

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for Supplemental Brownfields Revolving Loan Funds for various brownfields throughout the City of Milwaukee. (City-Wide Aldermanic District; submitted by Economic Development)

Tracy Luber of Milwaukee Economic Development Corporation summarized the Brownfield Revolving Loan Fund success over the past several years. The Authority has received nearly \$9 million of grant funds from the USEPA for brownfield loans. We have made 9 different loans and a revolved funds that can be used for administrative costs (20%), subgrants (20%), and additional loans (60%). This resolution authorizes the Authority to accept an additional \$500,000 of supplemental funds awarded earlier this year.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10323.

**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 **December 15, 2011**, at 1:30 P.M., Villard Branch Library, 5190 North 35th 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.