

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR AND ANNUAL MEETING
DECEMBER 15, 2011**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. in the Community Room at the Villard Square Branch Library, 5190 North 35th Street, 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
Rocky Marcoux, Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair asked for a motion to adopt the Minutes of the November 17, 2011 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for the public hearing today regarding property disposition, the required Class II notice was published in the Daily Reporter on December 1st and 8th.

Regular Meeting

Item 1, Public Hearing

Resolution authorizing an Option to Purchase with Heartland Housing, Inc. for the property at 320 to 328 East Center Street and 2721 to 2733 North Buffum Street for a supportive housing development in the Harambee neighborhood. (6th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate introduced the file stating the current site is vacant and had been a junkyard. The site is cleaned up and Heartland Housing is proposing to construct a supportive housing project on the site to serve families. A representative from Heartland Housing provided some background on his company and their desire to continue serving the City of Milwaukee. He stated that Community Advocates would be the managing entity and there have been discussions with Milwaukee County on providing a Case Manager. Martha Brown of DCD provided additional background on the continued need for supportive housing in Milwaukee County including 800 units in the City of Milwaukee in 10 years. To date, the City has assisted with Housing Trust Fund money in constructing approximately 300 units. Elaine Miller of the Authority clarified that the WHEDA tax credit application process is due February 4th. There is 1 letter of objection that has been submitted for the RACM record suggesting the proposed development would be too dense for the neighborhood.

Commissioner Wade asked a question about the parking needs and zoning code. The proposed development does meet the parking requirements for the current zoning. Commissioner Schwartz asked about the sale price of \$30,000 and the ability to lower the price due to environmental challenges. This language is standard for sales with historic environmental issues.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10324.

Item 2, Regular Business

Resolution authorizing a one-year extension and increasing the total contract price for the umbrella contract for environmental contracting and consulting services. (All Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer, Senior Environmental Engineer, introduced the resolution requesting a 1-year extension of the master services agreement for the 4 consulting firms. The current firms are Sigma, GZA, AECOM, and Giles that were selected during the 2008 Request for Proposals. RACM will again work with the City Procurement Office on a new RFP going out in 2012.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10325.

Item 3, Regular Business

Resolution approving amendment to Cooperation, Contribution, and Development Agreement for Tax Incremental District No. 64 (Direct Supply). (9th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, provided the background on a TID that the Authority approved in 2006 where Direct Supply would expand but job numbers were tied to city investment. Due to the slow down in the economy, Direct Supply's job growth has been slower than planned. John Lewis from Direct Supply provided additional information to the Authority stating the company is still expanding, including job counts and property acquisition, but is requesting a little more flexibility on the timeline for the TID. Part of the growth plans still includes acquisition of the DPW yard on Industrial Road but not until 2019 in this amendment rather than 2014 that is currently in the TID 64 Development Agreement.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10326.

Item 3A, Regular Business

Resolution authorizing an amendment to a contract between the Redevelopment Authority of the City of Milwaukee and Precision Consulting for the maintenance and transition of maintenance of various databases through the end of January, 2012. (submitted by Commissioner's Office)

Martha Brown, Deputy Commissioner of DCD, described the number of databases the department has created with this consultant over the past several years. This work is to be transitioned to the City's computer managers in 2012; however, there is a need for a 1-month contract that will allow the company to work directly with the City's computer managers to ensure a smooth transition from Precision to the City in overseeing DCD's databases.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10327.

Item 3B, Regular Business

Resolution consenting to the sale to and assignment of the Agreement for Sale for the property at 4701-17 West Lisbon Avenue to Lisbon North LLC. (15th Aldermanic District; submitted by Real Estate)

Elaine Miller, Real Estate Manager, described the unusual situation with this property. The Authority and the City each sold property in 2008 to the developer after foreclosure actions. The developer did not quite complete the project and the lender is now looking to sell to a buyer to complete the build-out and lease the space. However, there is a development agreement on the title from 2008 that encumbers the property. This resolution will allow the sale to go forward between the bank and the new buyer so the project can be completed.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10328.

Item 3C, Regular Business

Resolution authorizing the application, acceptance, and funding of grants for the restoration of a wetland at the former Grand Trunk Railroad site, from the Fund for Lake Michigan, the Wisconsin Coastal Management Program, the U.S. Great Lakes Restoration Initiative or some combination thereof. (14th Aldermanic District; submitted by Planning)

Mike Maierle of the Planning staff introduced the item by providing the location of the former Grand Trunk property and some historical context of the site. The 30-acre site is managed by the Port of Milwaukee with Gillen using ~13 acres on the northern end along the water's edge, 10 acres of vacant land on the southern end of the property, and the ~7 acre wetland bisecting the two areas. DCD has been working with UW-Milwaukee's School of Freshwater Science on 3 grants totaling \$282,000 that would protect, preserve, and enhance the wetland on the property. Commissioner Schwartz asked how the funds would be used and Mr. Maierle suggested the money would be used to separate the wetland from Gillen to the north, the rail tracks to the east, and the fill to the south. There will be soil moved to create a waterway for fish travel between the lake and the wetland area.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10329.

Item 4, Closed Session

The Board may convene into closed session, pursuant to s. 19.85(1)(e), Wis. Stats., for the purpose of conferring with legal counsel for the Redevelopment Authority who is rendering oral or written advice concerning strategy to be adopted by the Board with respect to deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Discuss long-term strategy relating to Airline Yards (RACM's property), Phase 2 of Menomonee Valley Passage and Hank Aaron State Trail.

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

Commissioner Rondini was excused during the closed session.

Item 5, Regular Business

Resolution approving a Term Sheet, and entry into a Master Agreement and related documents, including easements, for Airline Yards parcel to be used as a public park including Hank Aaron State Trails. (8th Aldermanic District; submitted by City Attorney's Office)

Dave Misky and City Attorney Gregg Hagopian described the long-term liabilities to the Board for the new park in the Menomonee Valley. The Authority's exposure is limited due to the shared responsibilities with park maintenance and management and the State of Wisconsin offering some assistance on the environmental issue (capping of site) and the riverbank.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10330.

Annual Meeting

Item 6, Administration

Annual election of the chair and vice chair.

The members of the board recommended keeping the Chair and Vice Chair and both officers agreed to continue on with those responsibilities.

Item 7, Administration

Resolution approving the 2012 meeting schedule.

The Assistant Executive Director of the Redevelopment Authority provided the Board with the calendar of meeting dates. The Board will continue to meet on the third Thursday of every month.

Item 8, Administration

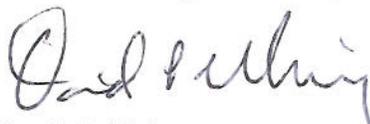
Resolution approving the 2012 Redevelopment Authority of the City of Milwaukee Operating Budget. (submitted by Budget)

David Schroeder of Budget detailed the changes from the 2011 to the 2012 budget. The position changes includes deleting the Senior Environmental Project Coordinator, Main Street Coordinator, and Compliance Officer and adding a Real Estate Analyst, Graduate Intern, and Procurement & Compliance Officer. Further, the Authority will adopt for 2012 a Cost-of-Living Adjustment if and when the City of Milwaukee adopts any changes in 2012. Overall, the 2012 proposed budget sees a decrease in approximately \$450,000 with most of the savings (\$391,000) being recognized in the RACM General Reserves. This is primarily due to increases in property sales and rent from in rems.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10332.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular meeting for **January 19, 2012**, 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.