

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
SEPTEMBER 20, 2012**

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 Jose Galvan
Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Alderman Willie C. Wade
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 August 16, 2012 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported the following for today's public hearings. For the public hearing on property disposition, the required Class II notice was published in the Daily Reporter on September 6th and 13th. For the public hearing on environmental cleanup, the required notice was published in the Daily Reporter on September 6th and 13th.

Item 1, Public Hearing

Resolution approving an Option to Purchase for a property in the Menomonee Valley Industrial Center with Cybros, The Sprouted Bakehouse, for development of a manufacturing facility in the former Milwaukee Road Shops Redevelopment Project Area. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the company Cybros, The Sprouted Bakehouse to the Board. The company is requesting the purchase of 1.9 acres of land in the Menomonee Valley Industrial Center for constructing a 20,000 square-foot office and manufacturing facility.

Jenny and James Marino, owners of the company, introduced themselves and the company. They provided a history of The Sprouted Bakehouse, their current growth, and the need for expansion. The couple are from the Milwaukee area and want to grow the business in the community. The plan is for them to acquire the land in early November with construction complete in mid-2013.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10371.

Item 2, Public Hearing

Resolution authorizing up to a \$1,000,000 loan from the EPA Brownfield Revolving Loan Fund to Park East Two, LLC to be used on properties at 406 E. Ogden Ave., 415 E. Lyon St., 1425 N. Jefferson St., Milwaukee, Wisconsin. (3rd Aldermanic District; submitted by Economic Development)

Tracy Luber of MEDC re-introduced the item previously held at the August meeting pending additional information from the developer regarding an issue with SEIU Local 1. The Park East Two, LLC project involves a \$22 million Phase I and \$14 million Phase II apartment complex with the number of units totaling 181. The Authority's brownfield loan program has provided \$7.8 million of loans to 11 projects in 7 aldermanic districts. This has resulted in \$325 million of private investment and 2,800 jobs. The criteria for borrowing the money includes for-profit, environmental contamination, proper testing, an approved remedial plan, and a viable redevelopment plan. The borrower must follow Davis-Bacon requirements for the cleanup and it is a reimburseable program.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10372.

Item 3, Regular Business

Resolution authorizing the approval of documentation relating to the extension of the Credit Facility securing the \$68,210,000 Redevelopment Authority of the City of Milwaukee (Wisconsin) Variable Rate Demand Redevelopment Lease Revenue Bonds, Series 2005 (University of Wisconsin-Milwaukee Kenilworth Project). (3rd Aldermanic District; submitted by City Attorney's Office)

Tom Gartner of the City Attorney's Office introduced the item reminding the Board that the Authority owns the Kenilworth building but that the University System is the borrower on the bonds and has the obligation to repay the bonds. Mr. Gartner stated this resolution authorized the Authority to execute a fee letter extending the letter of credit through May 2014. Commissioner West asked about the current occupancy which Mr. Gartner stated it is fully-occupied.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10373.

Item 4, Regular Business

Resolution authorizing the application, acceptance, and funding of grants for the stormwater management design and implementation at the Reed Street Yards, from the Fund for Lake Michigan, the Wisconsin Coastal Management Program, and the Milwaukee Metropolitan Sewerage District. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development described the Reed Street Yards project whereby the Board approved the \$6.2 million TID in November 2011. The area includes the Water Council Building which had a ground-breaking a couple of weeks ago. This resolution allows the Authority to apply for 3 different grants for designing and implementing an innovative stormwater plan. Mr. Casanova requested the \$50,000 request for MMSD be increased to \$75,000, same as the other two grant programs. Commissioner Schwartz asked what types of "best management practices" are being considered. Mr. Casanova suggested the options include bioswales, permeable pavement, and native plantings. The plan is to design the plan this winter for implementation next year. Commissioner Galvan suggested the design team work closely with MMSD since they have sustainable design guidelines.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10374.

Item 5, Regular Business

Resolution authorizing the Executive Director of the Redevelopment Authority to execute a State/Municipal Agreement with the Wisconsin Department of Transportation to utilize a Congestion Mitigation and Air Quality Improvement grant for a project in the Menomonee Valley Industrial Center and Community Park. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, described an item approved last month to accept \$125,000 grant for restoring a riverbank along the Menomonee River south of Palermos. This resolution allows the Authority to enter into an agreement with WisDOT. The State would provide oversight to the Authority's design work of the riverbank in order to become eligible for State funds to implement the design plan. The overall cost of the oversight is \$16,000. The design work should be done this winter with construction in the summer or fall of 2013.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10375.

Item 6, Regular Business

Resolution approving and authorizing the solicitation of proposals and entering into a contract for planning and design services for the Milwaukee Estuary Wetland Restoration at the former Grand Trunk Railroad Site. (14th Aldermanic District; submitted by Planning)

Mike Maierle of Planning described the Grand Trunk project to the Board. There is an existing wetlands that the Port, which manages the land, is required to protect. The Authority staff has already secured funding from 2 different grant sources and will be working with the Port, the State, UWM, and others on designing improvements to the wetlands and creating development opportunities to the surrounding land. This resolution would allow the Authority to contract a consultant to conduct the preliminary design work by factoring in permitting, environmental contamination, surrounding parcels, and cost. Commissioner Schwartz asked about the remaining developable acreage and the cost to bring to market. Mr. Maierle thought \$500,000 to \$800,000 would create approximately 10 acres of developable land. Commissioner Galvan suggested the Authority talk to the MMSD since they are currently doing work in the Kinnickinnic River.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10376.

Item 7, Administration

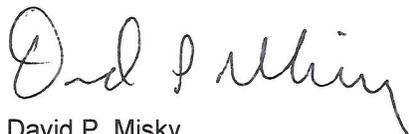
Resolution authorizing an amendment to a contract for unarmed security guard service at Century City. (7th Aldermanic District; submitted by Real Estate)

Kein Burton, manager of the 30th Street Corridor, stated the current security contract is nearing the end. This amendment would allow the Authority to contract with Securitas until the end of 2012 while a new "Request for Proposal" is prepared for the next phase of redevelopment at Century City.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10377.

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 **October 18, 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.