

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
OCTOBER 18, 2012**

**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  
Commissioner Jose Galvan  
Commissioner Frances Hardrick

**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 September 20, 2012 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding an amendment to a Project Plan, the required Class II notice was published in the Daily Reporter on October 4th and October 11th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of this hearing notice.

**Item 1, Public Hearing**

Resolution approving Fourth Amendment to Project Plan for Tax Incremental Financing District No. 44 (Lindsay Heights project). (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development provided an overview of TID-44 whereby it was created in 2001 to provide forgivable loans to hundreds of homeowners in the Lindsay Heights neighborhood. There is currently a surplus and the Common Council has expressed interest in using TID funds to re-pave streets within 1/2-mile of the TID boundary. It is proposed that the surplus funds be used for 3 streets adjacent to the TID boundary but that action not taken by the Board today since there are potentially other projects that may be included soon. This resolution would then be brought back to the Board for formal adoption.

Public Hearing held; no further action was taken by the Board.

**Item 2, Regular Business**

Resolution authorizing a Certificate of Completion to BBD Bay View Commons, LLC for its mixed-use development at 2121 South Kinnickinnic Avenue. (14th Aldermanic District; submitted by Real Estate)

Matt Haessly of Real Estate described the project. The Authority agreed to sell the subject parcel in 2002 with remediation of the former dry cleaner completed in 2005. The project meets our urban design guidelines and has 21 residential units and 8 commercial units. The raised parking lot has two underground vessels for stormwater management.

Chair Smith asked about the sale price of the condos. Mr. Haessly stated that the condos were sold at reduced prices due to the market conditions and that the developer still owns two of the condos. Commissioner Schwartz asked why it took so much time for the developer to request the \$10,000 performance deposit. Mr. Haessly stated that the Authority does not act on refunding the deposit unless requested. The developer was in the process of refinancing their mortgage and the title report identified this as an issue.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10378.

### **Item 3, Regular Business**

Resolution authorizing a Release of the Development Agreement for the property at 1905-35 North Water Street. (3rd Aldermanic District; submitted by Real Estate)

Bunkie Miller of Real Estate introduced the resolution. This was tipped up very recently when the owner of the restaurant began refinancing their mortgage. The sale of the property was in 2002 and Riverbridge was completed in 2005. The riverwalk, which conforms to the original design, is part of a permanent easement. The riverwalk is not part of the downtown riverwalk system and is not currently subjected to the DOJ settlement for ADA accessibility. However, according to staff there are several other violations to the development agreement. This resolution is to release the whole agreement and retain the \$10,000 performance deposit from the developer.

Commissioner Rondini asked to hear from Assistant City Attorney Hagopian due to concerns over a possible future lawsuit with the developer regarding the deposit. Mr. Hagopian stated there were several mis-steps/violations to the development agreement including a conveyance to a buyer without the Authority's consent and not meeting the construction schedule. One option would be to release just the restaurant property and keep the encumbrance against the rest of the Riverbridge property. The Authority did send a letter to New Land Enterprises (NLE) 10 days ago explaining the issues at hand and have not heard back from the developer.

Commissioner West asked about segregated funds and if the performance deposit could be forfeited but held in a segregated account, to be negotiated at a later date. Ms. Miller stated that was possible.

Gerry Burke of NLE stated his firm worked with Mike Wisniewski of DCD on the deal and the 3 or 4 items requested in the Authority's letter had already been submitted years ago. Larry Glusman, attorney representing the restaurant owner, asked the Board to de-link the restaurant from the development agreement so his client can complete refinancing their mortgage by the end of November.

Mr. Hagopian stated some of the information heard today was new to the Authority and it would be prudent to gather more information and hold off on voting until the November meeting. Commissioner Rondini agreed and made a motion to table the item until more facts are gathered.

Commissioner Rondini made a motion to table this item and the motion was carried by a vote of 7 ayes - 0 nays.

### **Item 4, Regular Business**

Resolution authorizing the Executive Director to enter into a contract for audit services. (submitted by Finance & Administration)

Sandy Rotar of Finance introduced the resolution stating the Authority issued a Request for Proposals on September 5th for audit services for RACM, NIDC, and CCRC. We

received 4 proposals that were reviewed by 6 people with 2 of the proposers short-listed and interviewed. Baker Tilly was ranked first. The company has committed to a 20% SWMBE with the firm Coleman and Williams. The Authority was able to negotiate a significantly lower price than proposed at \$146,000 for 3 years. This is about \$60,000 less than the previous 3 years with the same firm.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10379.

**Item 5, Regular Business**

Resolution to authorize award of a contract for web-based market and consumer analytics services. (2nd Aldermanic District; submitted by Neighborhood Business Development Team)

This item was held at staff request and should be on the November agenda.

**Item 6, Regular Business**

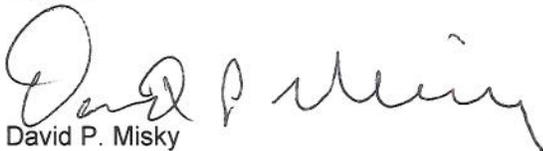
Resolution authorizing Van Buren Management, Inc., to contract for membrane repairs at the Cathedral Place Parking Structure, 520 East Mason Street. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer described the Authority's agreement with the building manager and how there is a need to implement certain improvements. The Authority issued a bid last month and received no proposals; however, the building manager believes the work needs to be completed this year and requested a couple of bids independent of the Authority's process. The two proposals do meet prevailing wage and performance goals for the work. Commissioner Galvan asked why there were no bids and Mr. Scherer stated there were likely concerns with trying to schedule the work around the structure's use but the proposals are in line with the original scope of work. This is 1 of 2 parking structures the Authority owns (Manpower).

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10380.

**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 **November 15, 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.