

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
FEBRUARY 21, 2013**

**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 Bill Schwartz, Chair  
  Commissioner Lois A. Smith, Vice Chair  
  Commissioner Kathryn M. West  
  Commissioner Alderman Willie C. Wade  
  Commissioner Jose Galvan  
  Commissioner Frances Hardrick

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 January 17, 2013 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported the following for today's public hearings.

For the first public hearing on a proposed amendment to a Project Plan, the required Class II notice was published in the Daily Reporter on February 4th and 11th and certified letters were sent to property owners within the proposed boundary before the 20-day notice requirement. The City of Milwaukee and the Redevelopment Authority waived their rights to receive the hearing notice by Certified Mail 20 days prior to the hearing.

For the second public hearing on property disposition, the required Class II notice was published in the Daily Reporter on February 7th and 14th.

For the third and fourth public hearings on blight designation & property acquisition, the City of Milwaukee waived its statutory right to receive the hearing notice by Certified Mail 20 days prior to the hearings.

**Item 1, Public Hearing**

Resolution approving Amendment No. 3 to Redevelopment Plan for the Park West "D"/Fond du Lac Avenue Urban Renewal Project Area. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of Real Estate introduced the project and gave a brief history of the Park West "D" Project Area. The first amendment was in 1990 and allowed large-scale retail. The second amendment was approved in 1993 and allowed more light industrial uses. This amendment is needed to expand the flexibility of the types of uses and removes some restricted uses. Janet Grau of Planning provided an overview of the Comprehensive Plan and the need for the amendment to allow for intergenerational care.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10399.

## **Item 2, Public Hearing**

Resolution accepting the Option to Purchase of St. Ann Center for Intergeneration Care, Inc. for 27-vacant parcels located between North 24th Street, North 25th Street, West Meinecke Avenue, West Medford Avenue and West North Avenue for the purpose of constructing an intergenerational care building. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of Real Estate described the proposed St. Ann Center for Intergeneration Care for 27 vacant parcels in the Park West "D" Renewal Project Area. The sale price is \$1 to account for any environmental or geotechnical issues. In addition, there is a sewer pipe that bisects the block that will be moved at the buyer's expense. The \$14.6 million project will create 150 FTE and 25 LTE. Andy Wiegman, the owner's rep, described St. Ann's current 60,000 sf facility in St. Francis. The new 78,000 sf facility at 24th and North would serve hundreds of kids and adults every day.

Doug Barnes of Zimmerman Architects provided an overview of the building design which incorporates many sustainable concepts with room to expand. There are also outdoor areas for the clients. Sister Edna, along with several other employees, spoke on the benefits of an Intergenerational Care facility and the need for the area.

Commissioner Smith asked about how clients are referred and Tony Phillips of St. Ann's said social workers and interfaith members make recommendations. Keith Stanley, staff assistant to President Hines, spoke on behalf of the President in support of the project.

Virginia DuPriest, concerned citizen, had a question of the facility paying property taxes. She wants to ensure that, if the facility does not pay taxes, the surrounding property owners are not stuck paying higher taxes to cover the gap. Matt Haessly and Mary Schanning of the City Attorney's Office stated there will be annual payment by the organization but that it is still being negotiated. The payment will cover fire, police, and infrastructure and will need to be approved by the Common Council. Since the property has not been paying property taxes for the past 40 years, any payment will be a positive for the Treasurer's Office and will not impact the surrounding property owners.

Alderman Wade asked a question about the City having a TIF district for this area. Jim Scherer said the TIF was retired in 2009 and there are no current encumbrances to the property. Chair Schwartz asked about the fencing and Doug Barnes stated the fencing will have openings at each corner for visibility but has some level of security. The outside area will include a playground and may also include a band shelter.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10400.

## **Item 3, Public Hearing**

Resolution approving the blight designation and acquisition of the City-owned brownfield at 4132 North Holton Street and authorizing a Remediation, Long-Term Care and Access Agreement with Fisher Controls International LLC and Pharmacia LLC for the property. (6th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team reintroduced the issue by reminding the board of the closed session we held at the December meeting regarding 4132 N. Holton Street (Milwaukee Die Casting property). The WDNR determined the Teresa Slyman estate had no assets and asked the USEPA to step in and assist in cleaning up the property. USEPA began negotiating with Fisher/Pharmacia and have reached a tentative Administrative Order of Consent (AOC) where the company would disconnect the storm sewers and demolish the building and tunnels. The City foreclosed on the property in December 2012 with intention of transferring the property to the Authority. The

Redevelopment Authority has already secured liability exemption letters from the USEPA and the WDNR. This resolution approves the blight designation and the agreement between the Authority and Fisher/Pharmacia.

Commissioner Galvan asked about the sediment issues downstream of this property. Ms. Dettmer stated this work by the State and Federal government deals only with the property but still leaves the door open for government to identify responsible parties to clean up the river. Chair Schwartz asked about the process and Ms. Dettmer responded with blight designation and then land transfer from City to the Authority. Commissioner Smith wanted clarity on the AOC. The AOC should be agreed to and signed in the next 1 to 2 months but we will take ownership of the land before that time. Chair Schwartz asked about the tunnels and the future use of the property. Some tunnels may remain that are below certain grade levels after decommissioning, cleaning, and blocking off. Ms. Dettmer stated the future development may require additional remediation if the site plan requires it.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner West abstaining. Adopted resolution is No. 10401.

#### **Item 4, Public Hearing**

Resolution approving the blight designation and acquisition of the City-owned brownfield at 4135 South 6th Street and authorizing actions with the Wisconsin Department of Natural Resources to apply for a Wisconsin Plant Recovery Initiative Assessment Monies Contractor Services Award to assist with site assessment and to apply, accept and fund a Ready for Reuse Grant to assist with site remediation. (13th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team provided the background for the item. The site was home to the former Rodgers Lab, a chemical manufacturing company that went out of business years ago and the owner is deceased. The property had been on the "Do Not Acquire" list for years until the City foreclosed on the parcel in 2012. Authority staff have been working with the State of Federal governments on funding sources for cleaning up the property so it can be a positive asset to the Green Corridor. A green remediation strategy may include phytoremediation. This resolution approves blight designation and the authority to apply for grant funding.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10402.

#### **Item 5, Regular Business**

Status Report on The Brewery Project Including Senior Living Facility Market Study (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development introduced the item and then Dan McCarthy of the Zilber Group. Mr. McCarthy described the 2007 concept and walked the Commissioners through each development on each block of the complex. Mike Zuckerman of Whitestone Realty Capital, LLC followed up with their proposed assisted living and memory care facility. His company focuses on two key components when looking at a proposed development: an urban setting and historical context. Mr. Zuckerman then provided a review of the market study for the Commissioners which states there is a need for such a facility. His company plans to build 125 total units.

Commissioner Galvan was excused from meeting during this item.

**Item 6, Regular Business**

Resolution authorizing the application, acceptance, and funding of a U.S. Department of Commerce Economic Development Administration Grant to assist in infrastructure improvements at Century City. (7th Aldermanic District; submitted by 30th Street Corridor)

Kein Burton, manager of the 30th Street Corridor, provided an overview of the Century City project. The City is now changing gears from demolition and environmental cleanup to infrastructure improvements. The current plan is to construct a stub on to the Century City parcel with the intention that we be as flexible as possible. This flexibility allows us to work with 1 big user or 10 smaller users. The EDA grant application is for \$1 million matched by \$1 million of TID funds. Other funding sources will determine the complexity of the infrastructure improvements.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10403.

**Item 7, Regular Business**

Resolution authorizing entering into contracts that will piggyback off the City of Milwaukee's Environmental Service umbrella contracts for environmental contracting and consulting services. (City Wide; submitted by Environmental Team)

Karen Dettmer of the Environmental Team described the process recently undertaken to select 3 engineering firms for the environmental master services agreement. The piggyback contract will mirror the terms and conditions of the City contract. The total 3-year contract value is \$3.75 million and will be spread between The Sigma Group, AECOM, and GZA.

Commissioner Wade was excused from meeting during this item.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10404.

**Item 8, Regular Business**

Resolution authorizing a professional services contract to complete the market analysis component of the Brown Deer Road Corridor Land Use Study and Action Plan. (9th Aldermanic District; submitted by Planning)

Maria Pandazi of Planning described the Brown Deer Corridor and the need for a market analysis. One of the outcomes of the 2008 Northwest Side Comprehensive Plan was the need for the market study in this area. The Authority's commitment is not to exceed \$25,000 with the funds coming from the long-range planning fund. The remaining funds would come from the community partners including the BID and the Village of Brown Deer. The work would be contracted with SB Friedman.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10405.

**Item 9, Regular Business**

Resolution approving a cooperation agreement with the Granville-Brown Deer Chamber, Village of Brown Deer, WI, and any other community partners for the preparation of the Brown Deer Road Corridor Land Use Study, Action Plan and Market Analysis. (9th Aldermanic District; submitted by Planning)

Maria Pandazi of Planning introduced the resolution. The community partners recently created a business improvement district for the area and are now ready to support the Authority's work on the Land Use, Action Plan and Market Analysis. The Authority's

commitment is not to exceed \$25,000 with the funds coming from the long-range planning fund.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10406.

**Item 10, Administration**

Resolution to approve amending the Procurement Policy and Procedural Manual for the Redevelopment Authority of the City of Milwaukee, pursuant to the attached amended language and as referenced herein. (submitted by Finance & Administration)

Scott Stange, Procurement and Compliance Manager, stated that staff is recommending a change to the Procurement Policy to reflect a change to the City's ordinance from EBE (Chapter 360) to MWSBE (Chapter 370). This resolution authorizes the change to the Authority's Policy.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10407.

**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 **March 21, 2013**, 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.