

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
MARCH 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 Alderman Willie C. Wade  
Commissioner Robert B. Rondini  
Commissioner Jose Galvan  
Commissioner Frances Hardrick

**MEMBERS EXCUSED:** Commissioner Kathryn M. West

**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 February 21, 2013 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's three public hearings regarding Project Plan Amendments, the required Class II notices were published in the Daily Reporter on March 7th and March 14th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of these hearing notices.

**Item 1, Public Hearing**

Resolution approving Second Amendment to Project Plan for Tax Incremental Financing District No. 42 (Capitol Court/Midtowne). (2nd Aldermanic District; submitted by Neighborhood Business Dev.)

Deshea Agee of the Neighborhood Business Development Team introduced the item. Alderman Joe Davis spoke in support of the resolution that would extend the TID and reinvest in long-term job growth for the district. Mr. Agee then described the history of the Capitol Court/Midtowne Center. Retail Properties of America acquired the mall in 2005. The TID was created in 2001 and has expended ~\$11.7 million on project costs and financing. This request is for an additional \$3.5 million for adaptive reuse on buildings like the former Lowe's, Applebee's, and Marshalls. The requested total also includes \$200,000 for administrative costs to manage the fund. The goal is to strengthen the economic vitality through public improvements and create new employment opportunities.

Commissioner Rondini asked when the TID would close if this amendment were not approved. Mr. Agee stated 2015. Commissioner Schwartz asked who would use the fund and Mr. Agee said a term sheet would be drafted for each development proposed that is tied to job retention and job creation. Commissioner Smith asked if there was interest in this fund and Mr. Agee stated there is already interest.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10409.

**Item 2, Public Hearing**

Resolution amending Project Plan for the Erie/Jefferson St. Tax Incremental Financing District (TID No. 56). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development reintroduced the Board to TID 56 and the success of the district. The resolution is to authorize this TID to act as a donor to TID 58 (20th & Walnut), TID 65 (20th & Brown), and TID 66 (Metcalfe Park). This district was created in 2004 and still has some remaining riverwalk segments to complete which is already budgeted. The three TIDs accepting the donation all have district increment values that are negative. If any of the districts have a positive value in the future, then the City will cut back on the donation amount.

Commissioner Hardrick asked what the alternative would be if we did not do this? Mr. Scherer said the City could extend the life of each TID to 40 years but that this donation helps the City's general tax levy. Commissioner Galvan asked about the new lakefront planning proposal and how this district may be impacted. Mr. Scherer stated that there is only one parcel remaining in the district that is undeveloped (Mandel).

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10410.

**Item 3, Public Hearing**

Resolution amending Project Plan for the Mitchell Street Tax Incremental Financing District (TID No. 71). (12th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development stated TID 71 has undergone \$1.5 million of project costs for paving, street lighting, and security cameras. The TID was created in 2008 to also assist the Goldman and Modjeska properties on Mitchell Street. The base value when the TID was created was \$75 million. The City would like to "reset/reboot" to the current value of \$65 million. This would eliminate the \$10 million hole created by a sluggish economy.

Chair Schwartz asked why we would not use a donor TID to which Mr. Scherer said this is a more effective step that allows the TID to remain open during the reboot and does not require a donor. Alderman Wade asked if there are economic indicators that show Mitchell Street has some activity. Mr. Scherer said there are some small signs. Alderman Wade then asked if this has been done before. It has with the First Place development along the river where the State Department of Revenue suggested the reboot.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10411.

**Item 4, Regular Business**

Resolution authorizing the application, acceptance, and funding of a grant for the landscape and stormwater management design and implementation at the Reed Street Yards, from the U.S. Forestry Service's Great Lakes Restoration Initiative. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development provided some background with the TID being amended in 2011 that will assist in some infrastructure installation. However, a charette with the International Water Association recommended additional new technology. In addition to MMSD's \$75k and WI Coastal Management Program's \$75k, this application is for \$164k and would be matched with TID funds.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10412.

**Item 5, Regular Business**

Resolution authorizing License Agreements with The Marcus Corporation for the property at 401-41 West Wisconsin Avenue for special events. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development provided last year's background for IndyFest and the Brewer game. This year The Marcus Corporation is asking for license agreements for two events, Indyfest in June and Harley Davidson's 110th in August/September. Mark McDonald of Marcus spoke to the Board requesting the agreements.

Chair Schwartz asked if there were any issues during the 2012 events. Mr. Casanova said there were 500-1,000 people for the Brewer game and there were no issues (aside from the weather). Mr. McDonald state that IndyFest had ~1,000 people and had no security issues. Closing 5th Street helped and they anticipate doing that again. They do not expect any changes for IndyFest but will add bands to the Harley event.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10413.

**Item 6, Regular Business**

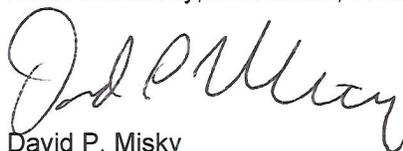
Resolution Authorizing Technical Amendments to \$11,000,000 Redevelopment Authority of the City of Milwaukee, Wisconsin Redevelopment Revenue Bonds, Series 2010 (McKinley Avenue, L.L.C. Project) issued on June 18, 2010. (6th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development reintroduced the Board to the item. In 2010, \$11 million of revenue bonds were issued through the Authority for the acquisition and redevelopment of several sites and 6th & McKinley including the Journal Garage. There is approximately \$7.7 million outstanding on the bonds and the developer is asking the Authority to amend the current term sheet. The Authority is the conduit for the revenue bonds and has no financial risk.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10414.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **April 18, 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.