

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MAY 16, 2013**

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 Bill Schwartz, Chair
 Commissioner Lois A. Smith, 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 April 18, 2013 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing on proposed blight designation, the owner of the property waived its statutory right to receive the hearing notice by Certified Mail 20 days prior to the hearings.

Item 1, Public Hearing

Resolution authorizing up to a \$1,250,000 loan from the EPA Brownfield Revolving Loan Fund to The Brewery Works, Inc. to be used on properties at 205-219 W. Galena, 235 W. Galena, Milwaukee, Wisconsin. (6th Aldermanic District; submitted by Economic Development)

Tracy Luber of the Milwaukee Economic Development Corporation introduced the item. As the fund manager for the Authority's Brownfield Revolving Loan Fund, MEDC is recommending a \$1.25 million loan to the borrower for assisting in \$2.4 million of environmental cleanup since the property meets the definition of a brownfield, the project is catalytic, it is a strong borrower, and new tax base will be created. Gary Grunau of The Brewery Works is the owner of the former Schlitz Brewery. The environmental work will assist in recruitment of an anchor tenant that is expected to bring in 600 employees over the next two years. The build out is expected to start in June 2013 and take 1 year to construct.

Commissioner West asked about the circulation for traffic through the business park. Mr. Grunau provided some history of the site with a purchase of the brewery in 1983. The demolition of the Brewhouse will create green space in the middle of the business park but will also add to the reconnection of Galena and 2nd Streets. Chair Schwartz asked about parking and Mr. Grunau responded by highlighting the existing decks including the new Manpower parking deck. Chair Schwartz then asked about the terms and conditions of the loan to which Ms. Luber stated the loan is a reimburseable loan with a 7-year term. Commissioner Smith asked about future phases. Mr. Grunau indicated there are a few outlots that could be developed in the future.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10418.

Item 2, Regular Business

Resolution for allowing a drive through facility use as a part of a mixed use development project, as required by the Park East Redevelopment Plan Development Code, for a property on Block 26 of the Park East Corridor. (3rd Aldermanic District; submitted by Planning)

Greg Patin from the Planning staff described the Park East Development Code requirement for the Authority to approve a drive-through for developments in the Park East Corridor. Department staff are comfortable with the building height, architecture, glazing, etc but the drive-through is integral to the development. Public Works has been involved and is comfortable with the drive-through. Chair Schwartz asked if the drive-through was for retail with Mr. Patin stating affirmatively that the drive-through would be for one user. Commissioner Galvan asked for clarification on the location of the drive-through. Mr. Patin stated the drive-through is not on the corner of the property but is working with the challenging grade of the property.

Ted Legat, architect for the building, stated there will be 104 units. Commissioner Hardrick asked about traffic controls with Mr. Legat responding that traffic lights are not needed since the drive-through is mid-block and the parking lot is designed for little circulation (i.e. one ingress and egress). Commissioner West asked about the access to the retail shops on the first floor. There will be a street presence but there will also be store access in the back off the parking lot. Chair Schwartz asked about the retail being a requirement. Mr. Patin responded that there are no retail requirements for the Park East but there is an activation requirement.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 10419.

Item 3, Regular Business

Resolution relative to application, acceptance, and funding of brownfield grant application to the USEPA for Supplemental Revolving Loan Funds for cleanup and redevelopment of various brownfields throughout the City of Milwaukee. (City Wide; submitted by Economic Development)

Tracy Luber of Milwaukee Economic Development Corporation stated the Authority was unsuccessful in a recent round for additional Revolving Loan Funds from the USEPA; however, this is another opportunity for us to apply for funds. To date, we have received \$8.9 million from this fund to provide loans for brownfield redevelopment. We have currently loaned \$7.9 million of that total resulting in a total investment of over \$300 million and 2,800 jobs. This has been a very successful program for the Authority and the community and these supplemental funds could add to the number of successful redevelopments in the City.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10420.

Item 4, Regular Business

Resolution approving a cooperation agreement with Marquette University, Avenues West Association and any other community partners for the preparation of the Menomonee Valley Area Plan Update and the Market Analysis Component of the Menomonee Valley Area Plan Update. (4th, 8th and 12th Aldermanic Districts; submitted by Planning)

Maria Pandazi, City Planner, described the latest Menomonee Valley Plan from 1998. Many of the catalytic projects from the plan have been implemented and this new plan

will identify additional redevelopment opportunities. This resolution allows the Authority to accept funds from community partners to help pay for the planning efforts. Chair Schwartz asked about the number of acres in the Valley to which Ms. Pandazi responded that there are 1,200 acres including redevelopment opportunities. Chair Schwartz then asked about the DOT planning work. Ms. Pandazi stated that Menomonee Valley Partners and others are very concerned with some of the scenarios for freeway expansion.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10421.

Item 5, Regular Business

Resolution to authorize Tunnel Termination Agreement concerning tunnel under CP Rail tracks at Century City. (7th Aldermanic District; submitted by City Attorney's Office)

Gregg Hagopian, Assistant City Attorney, introduced the resolution by describing the underground tunnel that exists between the Authority-owned Century City parcel and the City-owned public works facility. A tunnel agreement exists from 1959 between AO Smith and the rail company to construct a tunnel beneath the tracks. Based on health and safety issues, the Authority is recommending termination of the agreement and demolishing the tunnel through a Canadian Pacific Rail-approved method. The funding for the \$105,000 is primarily from a federal grant awarded to the Authority and \$25,000 from the City Department of Public Works. Commissioner Wade asked if the Common Council does not approve of the termination agreement or the City's portion of expenditures. Mr. Hagopian stated additional funding sources would be needed or CP Rail could require complete removal of the tunnel which would be at the Authority/City's expense. Alderman Bauman, as the Chair of the Public Works Committee, will soon be briefed. Since contractors are currently on site, now is the right time to implement the demolition plan.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10422.

Item 6, Regular Business

Resolution authorizing a new contract for compliance monitoring service for projects in the 30th Street Industrial Corridor. (1st, 4th, 7th and 15th Aldermanic Districts; submitted by Finance & Administration)

Scott Stange of Finance & Administration described the use of compliance monitoring at the Century City project and with the City's interest in expanding the type of work to the rest of the Corridor. Despite 3 attendees to a question and answer opportunity, the department received only 2 proposals for a recent RFP for this service. The two proposers were Cross Management and Prism Technical with staff recommendation to contract with Prism Technical.

The contract is for 1 year (with two 1-year extensions) and is project specific. The contract is not to exceed \$250,000; however, a scope of work with budget for each individual project will be required before proceeding. For example, when the Esser redevelopment project moves forward, a scope of work with costs would be requested by staff. Commissioner Wade asked about the limited number of proposers and is concerned about the RFP being too specific to 1 or 2 contractors. Chair Schwartz asked whether this contract would come back before the board and Mr. Stange stated that only if the \$250,000 is exceeded in the next 3 years. Commissioner Smith asked how many firms do this type of work in Milwaukee to which Commissioner Wade stated that "who can and who do this kind of work are two different things." He continued to say he is concerned about the volume of work Prism Technical is receiving from the City and their capacity.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays with Commissioner Hardrick abstaining. Adopted resolution is No. 10423.

Item 7, Regular Business

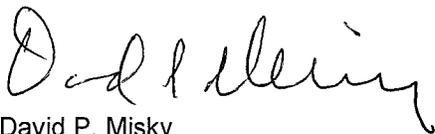
Resolution authorizing the application, acceptance, and funding of the "Make it in America Challenge", U.S. Department of Commerce Economic Development Administration technical assistance grant to determine feasibility of a Center for Advanced Manufacturing at Century City. (7th Aldermanic District; submitted by 30th Street Corridor)

Kein Burton, Program Manager for the 30th Street Corridor, introduced the "Make it in America Challenge." This is the largest pool of funds available for economic development at the federal level where \$40 million will be used to fund ~15 projects across the country. The grant program involves several federal agencies including the Economic Development Agency (EDA) who we have an excellent working relationship with. We recently applied for \$1 million of EDA funds for infrastructure at Century City. The department is working with several local agencies on a "Center for Advanced Manufacturing" at Century City. Based on a recent discussion with the real estate brokerage community, the City should push the availability of the area's workforce. This ~\$150,000 grant would be used for a feasibility study to examine this workforce with the local employers.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10424.

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 **June 13, 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.