

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 17, 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 August 15, 2013 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

There were no public hearings scheduled for this meeting.

Item 1, Regular Business

Resolution authorizing a change in Borrower from Park East Two, LLC, to Park East Two, LLC; Park East Development, LLC; Park East Holdings, LLC; Park East 1, LLC; Park East 3, LLC; Park East 4, LLC as Tenants in Common; and, an amended Term Sheet for the \$1,000,000 loan from the EPA Brownfield Revolving Loan Fund which closed on September 27, 2013, for 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 from the Milwaukee Economic Development Corporation introduced the resolution. As fund manager for the Authority's Brownfield Revolving Loan Fund, Ms. Luber described the need for the borrower to satisfy IRS rules for real estate investments. The management of the development will remain the same but the ownership structure has shifted to co-borrowers with the same personal guarantees. The second change is that the terms of the loan will match the bank terms where interest-only payments will be made for 30 months instead of 24 months.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10443.

Item 2, Regular Business

Resolution approving modifications to the density standards of the renewal plan for Walker's Landing Apartments, at 2056 North Commerce Street in the Beerline "B" Redevelopment Project Area. (6th Aldermanic District; submitted by Planning)

Greg Patin of Planning staff described the project and stated this is the last site in the Beerline B Redevelopment Plan Area to be developed. The plan has a goal of 40 dwelling units per acre or a maximum of 51 units per acre with developments in the area ranging from 40 to 167 units per acre. To date, 699 units have been constructed and 36 more approved. This development would increase the total to 848 units in the plan area. This resolution is to allow a density of 88 units per acre.

Eric Ponto, architect for Engberg-Anderson, described the overall development of 113 units in two buildings. The buildings would vary from 4 stories along Riverboat Road to 5 stories along Weil Street but the idea was to break down the building mass. There will be 131 parking spaces under the courtyard in the middle of the development.

Chair Schwartz asked Mr. Patin to clarify the resolution. Mr. Patin stated the resolution is for the density variance only and not a height issue. Mr. Ponto added the top of the fourth floor will be at the top of the 1st floor elevation of the neighboring development, Union Point.

Commissioner West asked whether a traffic study had been done for the development. Ms. West is concerned with existing traffic on Commerce and adding an additional 113 units to the area. Vanessa Koster, Planning Director, stated that the riverwalk piece will be heard at City Planning Commission and could hold a public hearing regarding the traffic issues. Commissioner Wade asked for clarity on which group the traffic issue would come before to which Ms. Koster replied the Department of Public Works and not the Common Council's Public Works Committee.

Commissioner Rondini confirmed that this resolution is a density question and not a forum for street concerns. Commissioner Wade asked if this would come back to the Authority with Ms. Koster stating no. However, she did clarify that the City did conduct an original traffic study before the redevelopment plan was completed which determined the number of units Commerce Street could handle. Adding 113 units with this development does not exceed the City's original forecast. In addition, Mr. Patin reminded the board and the audience the River Revitalization Foundation recently acquired developable land east of this site to preserve as park so fewer vehicles will be using Riverboat Road than anticipated.

Chair Schwartz asked about the timing of the project. Mr. Ken Miller, developer, stated construction of the development would occur in June 2014 and that this development will have enough parking for all the residents as opposed to other developments along Commerce Street. Chair Schwartz stated that the Authority should not penalize the last development in on density. Commissioner Galvan asked whether the developer had identified the builder for the development. Bedford Construction was identified as the builder.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 6 ayes - 1 nays with Commissioner West in opposition. Adopted resolution is No. 10444.

Item 3, Regular Business

Resolution approving substitution of Trustee for Redevelopment Education Refunding Revenue Bonds (Milwaukee Science Education Consortium, Inc. Project) Series 2013. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development stated this resolution allows for replacement of the trustee from the resolution that was approved in August 2013. There are no other changes proposed to the bond issuance.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10445.

Item 4, Regular Business

Resolution authorizing the application, acceptance, and funding of a Wisconsin Economic Development Corporation Idle Industrial Sites Grant to fund site improvements and prepare land for sale to companies locating in Century City Business Park. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the new grant opportunity with the State of Wisconsin. This new program was created as a result of the Certified Site Selector program that Century City was not eligible for in 2012. The Idle Sites grant would be used to make 20 acres of the site marketable in 2014. The grant funds would be used for the gateway to the park (\$200k), the greenway along Hopkins (\$100k), remediation of the 20 acres (\$500k), and utility relocation (\$200k). Chair Schwartz asked about the other 60 acres of land. Benji Timm of the Authority stated the rest of the site has some residual impacts but is in better condition than anticipated. Chair Schwartz then asked about marketing the site. Mr. Timm stated the marketing is currently internal but we are exploring all options. Commissioner West asked about the Authority's vision of the business park (i.e. will it be a traditional business park). Mr. Timm mentioned that the business park has some of the same elements as the MVIC in regards to stormwater but the overall goal is to maximize building footprint. Commissioner Galvan asked if the gateway would be a controlled intersection to which Mr. Timm stated there is a potential for a light and that all other traffic-calming options are being considered.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10446.

Item 5, Regular Business

Resolution authorizing the application, acceptance, and funding of a grant for the design and construction of a public plaza and Riverwalk extension at 501 East Erie Street from the Wisconsin Coastal Management Program. (4th Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development provided background to the recent acquisition of former Union Pacific rail property at 501 E. Erie Street. The acquisition of riverfrontage will allow for the riverwalk to connect both sides of the former rail line. This grant application will request funds for designing and constructing the existing pier, new lighting, and better public access. The grant request is for \$75,000 but the overall reconstruction of the pier and the construction of the riverwalk is \$500,000. Chair Schwartz asked about public amenities including boat docks. Ms. Remington stated boat docks are not part of this project due to access issues, however, there are boat docks adjacent to this area at Riverfront Pizza. Commissioner Galvan asked about the possibility of private development to which Ms. Remington responded that the area is very small and narrow and is not suited for private development.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10447.

Item 6, Regular Business

Resolution authorizing a Certificate of Completion for the property at 2601 West Wisconsin Avenue. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova reminded the Board of the Authority's acquisition of several parcels at this site in 2000 and 2001. In 2012 the Authority authorized the disposition of the land to Wis27, LLC for a State of Wisconsin Department of Children and Families. The \$11 million building was completed in July 2013 with the grand opening in August having met 30% SBE and all other plans set forth by the Common Council. Authority staff toured the facility and is comfortable with signing the Certificate of Completion and releasing the \$10,000 deposit. Commissioner Wade asked about secured parking. Mr. Joe Klein, the developer, stated there are 25 secured spots underground in the southeast corner of the building as required by the State of Wisconsin.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10448.

Commissioner Wade was excused.

Item 7, Regular Business

Resolution authorizing the Executive Director of the Redevelopment Authority to execute an amended 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, provided an overview of the project area. This resolution is to accept a grant of \$560,000 from the State of Wisconsin to help complete the riverbank restoration between S. 33rd Court and S. 35th Street along the Menomonee River Valley. Combining this grant with several others already secured will allow the restoration project and bike trail connection to be completed in the Spring of 2014.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10449.

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 **November 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.