

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JANUARY 16, 2014**

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

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair

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 December 19, 2013 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing on brownfield grant applications, the required notice was published in the Daily Reporter on December 16, 2013.

Item 1, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for loan funds and cleanup of various brownfields throughout the City of Milwaukee. (7th & City Wide Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental staff described the 3 cleanup grant and 1 revolving loan fund grant applications that we would submit to the US EPA. The three cleanup grant applications are for the catalytic Century City redevelopment project area and includes 2642 W. Hopkins, 3424 N. 27th Street, and 2537 W. Hopkins. The properties are planned for a mix of residential, mixed-use, and greenspace. Most of the environmental issues are surficial in nature but 1 of the properties has a hot spot that requires removal. Staff views this as the last cleanup grant opportunity for Century City. Chair Schwartz asked if there were other sites considered elsewhere in the City to which Ms. Kress responded by stating there were other sites but they had ownership issues and/or did not meet eligibility criteria. Chair Schwartz asked about the request for the loan fund. Ms. Tracy Luber of MEDC stated the request was for \$1 million but our recent experience with ARRA and supplemental funding, a more realistic award would be \$500,000.

Alex Hagler of the 30th Street Industrial Corridor Corporation spoke in favor of the application. The Corporation is working with the City on a number of issues including a marketing campaign for business attraction, a real estate broker open house, and other job creation initiatives. Commissioner Wade asked about the use of the Century City parcel by Gorman. Do they have a lease, insurance, and other liability protections? He then asked about the vacant properties south of Hopkins to which Mr. Misky stated the vacant properties are in the process of in rem foreclosure in 2014.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10463.

Item 2, Regular Business

Resolution authorizing the execution of a Pedestrian Bridge Easement, a Utility/Transformer Easement and a Right-of-Entry for an area adjacent to the Manpower Parking Structure and further authorizing the Assistant Executive Director to approve plans and specifications for modifications to the Manpower Parking Structure. (6th Aldermanic District; submitted by City Attorney's Office)

Tom Gartner of the City Attorney's Office introduced the item. The Authority owns the parking Manpower structure and leases it to The Brewery Works with 250 spaces reserved for a new tenant. The lease allows for tenant improvements but any physical modifications must be approved by the Authority Board. This resolution is for 2 easements (utility and skywalk) and a slight modification to the structure. Commissioner Galvan asked whether the skywalk would be over the street to which Mr. Gartner said no it would be over 16 feet of Authority real estate between the parking structure and the Executive Building. Chair Schwartz asked about the loading dock. No one from The Brewery Works was available to answer the question. Chair Schwartz also asked about the easement and why the lessor does not purchase the 16-foot area. Commissioner Rondini asked about the value of the easement area. Commissioners West and Wade asked about selling the easements area and the maintenance of the area. A motion was made to amend the resolution to only include the Right-of-Entry to allow the tenant to move forward; however, if the tenant requires the easements, they will need to return to the Board to address the following issues: the transformers, access to the loading dock, and provide more visuals of the pedestrian bridge.

Commissioner Rondini arrived during the presentation of this item.

Commissioner Wade moved to hold this item; this motion was seconded by Commissioner Hardrick.

Item 3, Regular Business

Resolution authorizing execution and recording of satisfactions to terminate of record expired and obsolete redevelopment plans. (Various Aldermanic Districts; submitted by City Attorney's Office)

David Misky, Assistant Executive Director, spoke on this item by reminding the Board of the need to terminate expired redevelopment plans. There are currently 182 plans recorded at the Register of Deeds. Many of the plans are expired but are still recorded against titles. The work to date has identified over 100 expired plans with over 1,000 impacted deeds. This resolution allows staff to record a "Satisfaction" against each of the tax IDs that are encumbered by the expired plans. Mr. Misky further explained that this does not deal with the development agreements with individual developers. That item will be brought to the Board in the near future.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10464.

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 **February 20, 2014**, 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.