

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 19, 2015**

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 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 January 15, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's three public hearings regarding adoption of a proposed TID boundary, approval of a Project Plan amendment and authorization of a property disposition, the required Class II notices were published in the Daily Reporter on February 5th and February 12th and, where required, letters were mailed to property owners.

Item 1, Public Hearing

Resolution adopting the boundary for the 6th and National Tax Incremental Financing District. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development Team described the item as approving a boundary-only and does not create a Project Plan or TID, or set the base value for the district. This is the first step in moving a plan forward. A neighborhood meeting took place on January 26th to describe the process to the property owners. The boundary is proposed and could be amended before the next approval which could include streetscaping, grants and loans for redevelopment.

Resident Tim Majkowski questioned the impact of his home to which Mr. Casanova stated this not a new tax. The original district limited the number of residences to 15 within the boundary. Commissioner Wade mentioned that a TIN could be part of the process that could assist homeowners such as Mr. Majkowski.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10530.

Item 2, Public Hearing

Resolution approving the Third Amendment to Project Plan for Tax Incremental Financing District No. 53 (Menomonee Valley Business Park). (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the third amendment to TID-53 that would be used for (1) removing the last 20,000 yards of surcharge, (2) investigating the redevelopment potential of areas within the TID boundary but outside of the Menomonee Valley Industrial Center, (3) managing the asbestos in the northwest portion of the business park, and (4) provide some matching funds for the north riverbank restoration project behind Palermos.

Commissioner Wade asked about the permanence of the riverbank restoration to which Mr. Misky stated this is the last riverbank to be restored in this area and, that with all the flood mitigation work upriver by MMSD, the design will limit the Authority's liability.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10531.

Item 3, Public Hearing

Resolution authorizing replacement of a lease for 738 and 744 North Old World Third Street with PCAM, LLC (d/b/a Parking Company of America) (4th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the new lease. The Authority entered into a lease with Zilber Development in 2005 and, through a land sale, the parking lot lease was assigned to PCA. The lease ended in 2013 and was extended through a license agreement. This proposed lease gives the Authority flexibility in selling the parcel but yet keeping the tenant operating the surface parking lot. The lease is year-to-year with annual rent increases.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10532.

Item 4, Regular Business

Resolution authorizing a Certificate of Completion for Compass Properties 731 North Water Street, LLC and Compass Properties North Water Street, LLC and its successors and assigns for the Compass Properties Project located at 731 and 733-743 North Water Street. (4th Aldermanic District; submitted by City Attorney's Office)

Assistant City Attorney Tom Gartner described some of the requirements of the development agreement including the riverwalk and the cornice. Staff has inspected the redevelopment and feels comfortable with the work that has been completed in conformance with the agreement.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10533.

Item 5, Regular Business

Resolution authorizing a Green Solutions Funding Agreement with the Milwaukee Metropolitan Sewerage District for a project in the 30th Street Industrial Corridor. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team provided the background for this project where numerous partners plan on converting a brownfield into an urban farm. The project involves using EPA funds to remove impacted fill and cap the rest of the site by building up the site with funds from other partners including the MMSD. The District will provide funds through DPW for rainwater collection in underground cisterns. This helps the district with water quantity and quality issues. The MMSD funds will not exceed \$165,000 with the actual grant determined by DPW and MMSD.

The site will have a 10 year conservation easement once installed and includes other partners like UW-Extension, Office of Environmental Sustainability, and the DNR. The farmer has been identified and hopes to start this fall.

Commissioner Hardrick 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. 10534.

Item 6, Regular Business

Resolution authorizing an amendment to a contract for unarmed security guard service at Century City. (7th Aldermanic District; submitted by Real Estate)

Benji Timm, Project Manager of Century City, requested the security contract be amended for the final year for \$225,000. The contract will be bid out next year since the 3-year contract will have expired.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10535.

Item 7, Closed Session

The Redevelopment Authority convened into closed session, pursuant to s. 19.85(1)(g) , Wis. Stats., for the purpose of conferring with legal counsel for the Redevelopment Authority who is rendering oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved.

The meeting was adjourned following the closed session, with the next regular meeting scheduled for March 19, 2015, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn.



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.