

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MARCH 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 Kathryn M. West
 Commissioner Alderman Willie C. Wade
 Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Robert B. Rondini
 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 February 19, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding approval of property disposition, the required Class II notice was published in the Daily Reporter on March 5th and March 12th. For the public hearing regarding 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 approving an Option to Purchase for a property in the Menomonee Valley Industrial Center with Sign-A-Rama for development of a corporate office and manufacturing facility in the former Milwaukee Road Shops Redevelopment Project Area. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the item to the Authority Board. Sign-A-Rama is currently in the east end of the Valley and is out of space in their leased building. An expansion is necessary to expand their product lines and add jobs to the company. The company would initially construct a 14,000 sf office and manufacturing facility on 2 acres in the Menomonee Valley Industrial Center which would leave 1 parcel left for sale.

Brian Cass, owner of Sign-A-Rama, provided a brief history of the company and their need for moving to a new facility to expand their business. The company wants to stay in the Valley since it is centrally-located and is close to many of their clients.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10536.

Item 2, Public Hearing

Resolution approving an Option to Purchase with Standard Electric Supply Co., for development of a corporate office and warehousing facility for a property at 260 N. 12th Street in the Menomonee Valley. (4th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the item to the Authority Board. Standard Electric is currently located in the east end of the Valley and needs additional land for expansion. Adding 15,000 sf of office and 30,000 sf of warehouse would allow the expansion and add jobs to the company.

The property located at 260 N. 12th Street was given to the Authority in 2009 by the WisDOT for fill that the Authority accepted during the Marquette Interchange project. The total parcel is 9.2 acres but Standard Electric is interested in acquiring approximately 1 acre for their expansion still leaving 8 acres for redevelopment.

Tom Zymanek, general manager of Standard Electric, provided a brief history of the company and their need for expansion. Similar to the previous item, the company wants to stay in the Valley since it is centrally-located and is close to many of their clients.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10537.

Item 3, Public Hearing

Resolution Facilitating the Renovation of Various Milwaukee Public Schools by Approving the Blight Designation of These Schools and Authorizing a Cooperation Agreement with the City of Milwaukee and MPS providing for the Sale and Issuance of Revenue Bonds by the Authority and the Execution of Necessary Documentation, including a Ground Lease and Lease for Such Schools. (City-Wide; submitted by City Attorney's Office)

Tom Gartner of the City Attorney's Office provided background on the use of Authority Revenue Bonds for MPS. Specifically, MPS utilized Authority bonds for the Congress-Craig-Fratney schools in 2005. MPS has the opportunity to leverage \$72 million of bonds from a new federal government program. Using the Authority as the conduit would relieve pressure from the City's borrowing capacity. This resolution is for \$38 million where the schools would be moved to the Authority through a 15-year ground lease and the rent payments would be used as the bond debt repayments. The Authority will not have any financial liability.

In response to a question from Commissioner West, the bond program can only be used for MPS schools and not any other MPS facilities (i.e. offices). To answer a question from Commissioner Galvan, all of the schools are active.

Mary Schanning from the City Attorney's Office provided the background on blight designation. The schools meet the definition through dilapidation, age, and obsolescence.

Gina Spang, Director of MPS Facilities, stated the plans are all set for the facilities with many being deferred maintenance and specific improvements. Approximately, \$20 million will be used for South Stadium, \$3 million for code compliance, and \$15 million for deferred maintenance. The work will be contracted in compliance with MPS' HUB, resident preference, and student engagement programs.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10538.

Item 4, Regular Business

Resolution approving a Development Agreement for a business relocation and expansion, in the 4th Ald. District (Gardner Denver, Inc. project). (4th Aldermanic District; submitted by Economic Development)

Lori Lutzka of Economic Development stated TID 56 was amended in November 2014 to include \$400,000 for business relocation and expansion. Gardner-Denver, a manufacturer of vacuum and compressors for medical devices, moved its world headquarters to 222 E. Erie Street recently from Wayne, Pennsylvania. The company moved 25 employees and have already added 35 employees to replace those that did not move from Pennsylvania. The company intends to add 20 more employees by the end of 2015. The Development Agreement grants \$400,000 to partially offset the company's relocation, hiring, and other costs.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10539.

Item 5, Regular Business

Resolution approving a Riverwalk Development Agreement among River Revitalization Foundation, the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 2134 North Riverboat Road, TID #22 (Beerline "B"). (3rd Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development described the recent addition to the riverwalk by the River Revitalization Foundation (RRF) just east of the Humboldt Bridge. This unpaved riverwalk acts as the transition from the hardscape of the downtown riverwalk to the 800-acre primary environmental corridor. The property uses crushed limestone to connect the hardscape to the dirt trails. Similar to the other riverfront developers, the City will pay 70% of eligible costs which totals \$22,400.

Kimberly Gleffe, Executive Director of the RRF, provided background of her organization and the critical connection this site provides for the riverwalk and trail system.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10540.

Item 6, Regular Business

Resolution attesting to commitments under a Memorandum of Understanding with the County of Milwaukee and Harbor District, Inc., a Wisconsin non-stock corporation. (12th & 14th Aldermanic Districts; submitted by Real Estate)

Dave Misky, Assistant Executive Director, provided a background of the Harbor District area with the identification of the area in the ReFresh MKE Plan and the State of the City 2014. Since that time the Authority has submitted paperwork for a new 501(c)3, has applied for and been successful in securing grants, and has been assembling a board for the organization. This item establishes an agreement between Milwaukee County, Harbor District, Inc., and the Authority to use a State grant of \$40,000 for planning efforts in the district.

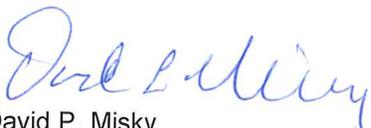
Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner West abstaining. Adopted resolution is No. 10541.

Item 7, Communication

Century City Communication (submitted by Real Estate)

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 **April 16, 2015**, 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.