

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
APRIL 16, 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 Robert B. Rondini
 Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Jose Galvan

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 March 19, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Chair Schwartz reported that there were no public hearings scheduled to be heard at today's meeting.

Item 1, Regular Business

Resolution authorizing the amendment of Redevelopment Revenue Bonds, Series 2010 (Palermos Properties Project). (8th Aldermanic District; submitted by City Attorney's Office)

Assistant City Attorney Mary Schanning stated this item is an amendment to a bond issuance in 2010 through US Bank, the sole trustee and owner. US Bank contacted the Authority for this document amendment where the Authority has no debt and no financial obligation but is simply a conduit to the bond transaction. Chair Schwartz asked if there are any fees for this amendment to which there are none for the Authority.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10542.

Item 2, Regular Business

Resolution authorizing a Certificate of Completion for Phase I of the North End Project located at the intersection of Pleasant Street and North Water Street. (3rd Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development provided the background on the North End project with Phase I being completed in 2009 by the developer. Staff believes the developer, Barry Mandel, has satisfied all of the requirements of the Development Agreement including 88 apartment units, 13,000 sf of retail, and a parking structure. The City invested \$1.1 million for environmental costs in the public space and \$1 million for infrastructure including the riverwalk.

Chair Schwartz asked if there was a performance deposit tied to this request with Ms. Remington stating no. Commissioner Wade asked whether the \$1 million in infrastructure was for all North End Phases. Ms. Remington stated that this is Phase I only with City expenditures of \$2.2 million for Phase II and \$2 million for Phase III infrastructure.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10543.

Commissioner Smith arrived prior to the presentation of Item 3.

Item 3, Regular Business

Resolution authorizing the release of certain deed restrictions on the properties formerly owned by the Redevelopment Authority of the City of Milwaukee at 1513 and 1901-1915 West Canal Street. (8th & 12th Aldermanic Districts; submitted by City Attorney's Office)

Assistant City Attorney Jeremy McKenzie introduced the item where the Authority sold land to Emmer Brands in 1981 with the company satisfying the requirements of the Development Agreement. Emmer (dba as Cargill) requested the Authority release certain deed restrictions to allow the company to market the parcels with fewer encumbrances. Chair Schwartz asked if the slaughterhouse (1901-15 W. Canal Street) is operating. Mr. McKenzie stated it is not.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10544.

Item 4, Regular Business

Resolution approving a Cooperation Agreement between the Redevelopment Authority, the City of Milwaukee, and the Harbor District, Inc. regarding the revitalization and redevelopment of the Harbor District. (12th & 14th Aldermanic Districts; submitted by Real Estate)

Assistant Executive Director Dave Misky reintroduced the Inner Harbor Initiative to the Board. The resolution is to approve a Cooperation Agreement between the City, the Authority, and a newly-created non-profit entity, Harbor District, Inc. (HDI). The Agreement provide the framework for the City/Authority to work with HDI on revitalizing the harbor area that is centered around sustainability. HDI's board will be comprised of community members, government officials, and land/business owners and is most akin to the Menomonee Valley Partners board.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10545.

Item 5, Regular Business

Resolution approving Three Bridges Park Programming Agreement, regarding the Three Bridges Park, in the Menomonee Valley, in the 8th Aldermanic District. (8th Aldermanic District; submitted by City Attorney's Office)

Assistant City Attorney Gregg Hagopian described the Three Bridges Park Master Agreement that was approved in 2012 for construction and build-out of the park. At the time the cooperative partners intended on a Naming Agreement and a Programming Agreement. The Naming Agreement was approved in 2014 after the City's Naming Committee approved the name Three Bridges Park.

The Programming Agreement was intended for post construction use. The Authority does have use of recreational immunity which does not cover special uses or use as an outdoor classroom by the Urban Ecology Center (UEC). UEC and Menomonee Valley Partners (MVP) committed to raising \$1.5 million for an endowment fund to help maintain

the park. This Agreement creates a "Park Advisory Representatives Committee" with members including UEC, MVP, DNR, City, and the Authority that will meet annually to discuss maintenance issues. This agreement memorializes the partnership between all 5 groups.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10546.

Item 6, Regular Business

Resolution authorizing the Redevelopment Authority of the City of Milwaukee (RACM) to extend the current Service Agreement for financial resource management software. (submitted by Finance & Administration)

Scott Stange, Purchasing Manager, introduced the item and is requesting an extension to the current contract with Aptean for continuation of the Authority's financial system software. The Authority has been using the software for the past 8 years with costs that were static with contracts from 2007 to 2011 and 2011 to 2014. Staff has negotiated a 5 year extension with annual 3% increases until 2019. The system is needed for annual audits of the Authority, NIDC and CCRC with the costs shared between the three entities.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10547.

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 **May 21, 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.