

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 18, 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
 Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Robert B. Rondini

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 May 21, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing on a brownfield cleanup grant application, the required notice was published in the Daily Reporter on May 18, 2015.

Item 1, Public Hearing

Resolution authorizing the preferred remedial cleanup action option at 143 East Lincoln Avenue where an EPA Brownfields Cleanup Grant will be utilized for remediation. (14th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the item. The City foreclosed on the parcel in 1981 and conveyed the parcel to the Authority in 1993. The property had once been used as a glass manufacturer resulting in various impacts to the soil and groundwater. The Authority received a \$200k grant in 2011 to remediate the site that includes spot removal and capping the site with an engineered barrier (e.g. pavement, building, soil). The entire grant will be expended.

Commissioner Galvan asked about the land south of the parcel to which Ms. Dettmer stated it is owned by Klements and we are not aware of any environmental impacts but the parcel may be part of larger redevelopment project.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10560.

Item 2, Regular Business

Resolution authorizing the approval of documentation relating to the Credit Facility for the \$68,210,000 Redevelopment Authority of the City of Milwaukee (Wisconsin) Variable Rate Demand Redevelopment Lease Revenue Bonds, Series 2005 (University of Wisconsin-Milwaukee Kenilworth Project). (3rd Aldermanic District; submitted by City Attorney's Office)

Dave Misky, Assistant Executive Director, stated this resolution was requested by UWM to amend the Reimbursement Agreement so that the borrower may defer principal payments for a short period as they try to exercise their purchase option to the lease. This amendment of the agreement is needed to correspond with the deferral request associated with the lease payments.

Geoff Hurtado of UWM answered several questions from the Commissioners about the building, its deferred maintenance, and tenant leases.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10561.

Item 3, Regular Business

Resolution approving construction of a single family home on property located at 1729 N. Commerce Street and part of The Crescent Condominiums development and granting exceptions to design requirement of the Beerline B Renewal Plan. (6th Aldermanic District; submitted by Planning)

Greg Patin of Planning provided the background to the item. The development agreement for the Crescent Condominium was completed in 1999 with Boris Gokham and New Land. The original development built east of Hubbard with condos sold individually. The land area along Commerce Street is still owned by New Land and Tim Gokham is asking for the Authority's approval to construct a single-family residence.

Commissioner Galvan asked if there were other properties that could be developed in and around Commerce Street to which Mr. Patin stated this is the last opportunity. Commissioner Wade asked about greenspace. Mr. Gokham stated a yard is contemplated in a future phase with Mr. Patin stating any significant landscaping would have to come back to the Authority.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10562.

Item 4, Regular Business

Resolution authorizing a Certificate of Completion for Phase II 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 stated this is for Phase II of the North End describing the Portrait and Silhouette buildings. The \$37MM development included 155 apartments with 31 of them affordable. The development also included Denim Park, the dockwall, and the Riverwalk. Staff recommends the Certificate of Completion for Phase II.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10563.

Item 5, Regular Business

Resolution authorizing the application, acceptance, and funding of a grant for purchase of materials related to the 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 described the area with the proposed Domus. The development Mandel will be designing the proposed Riverwalk Pier that includes redecking the pier with railings thereby providing a stronger connection to the harbor. The \$30k grant from the State would help provide supplies for the redecking of the pier.

Commissioner Smith 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. 10564.

Item 6, Regular Business

Resolution authorizing three-year garden licenses with Groundwork Milwaukee, Inc. for property owned by the Redevelopment Authority of the City of Milwaukee. (City Wide; submitted by Real Estate)

Dave Misky, Assistant Executive Director, stated this license program follows the City process that had already been approved. An example of this type of license is the MicroFarm that has its initial planting on Saturday, June 27th.

Commissioner West 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. 10565.

Item 7, Regular Business

Resolution to approve and authorize entering into a professional services contract to complete a Water and Land Use Plan (WaLUP) for Milwaukee's Harbor District. (12th & 14th Aldermanic Districts; submitted by Finance & Administration)

Scott Stange of Finance and Administration introduced the item. The Authority issued a "Request for Proposal" for the Harbor District Initiative in April. A 6-member panel reviewed 4 proposals, interviewed 3 companies and selected the winner. Authority staff would like an opportunity to negotiate certain aspects of the contract before announcing the selected firm.

Commissioner West amended the resolution to cap the amount of the contract to \$190,000 which was approved by the Board.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10566.

Item 8, Closed Session

Upon motion duly made and carried, the Board 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. The next meeting is a special meeting scheduled for July 2, 2015, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.



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.