

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
AUGUST 20, 2015**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> 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

**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 June 18, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding a Project Plan, the required Class II notice was published in the Daily Reporter on August 6th and August 13th. As required by Statute, letters were mailed to property owners and written notification was sent to the taxing jurisdictions prior to publication of the hearings.

**Item 1, Public Hearing**

Resolution approving the boundaries and Project Plan for the 6th and National Tax Incremental Financing District. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development provided background for the project whereby the boundary for the TID was approved by the Authority in February 2015. There are 120 properties with a tax base of \$29.8MM including mostly commercial properties along S. 5th and 6th Streets. The plan is for reconstruction of S. 5th Street in 2016 with better pedestrian and bicycle connections. There are currently 4 options with wider sidewalks and better bike accommodation being favored by 75% of those surveyed. The \$2.4MM project includes a \$700k grant awarded to DPW and \$1.7MM TID.

Specifically, the TID funding is \$1.61MM for rebuilding S. 5th Street, \$50k for bikeshare, and \$25k for administrative expenses. The TIF District would be paid off in year 21 if there were no new developments; however, there are currently 4 new developments already proposed and several new developments that are likely in the future. A TID amendment could provide façade grant or loan funds, create additional streetscaping, install security cameras, and design other public amenities.

Commissioner West asked about the success of the bikeshare program to which Mr. Casanova responded that the program is still in the roll-out phase and there are 25 new stations being installed this fall. Commissioner Wade asked about Option #4 where there were no bike lanes proposed. Mr. Casanova stated there are advantages to narrower streets without bike lanes than with bike lanes and it is debated in the bicycle community.

Commissioner Rondini asked about the loss of parking. There is currently not an exact number of lost parking spots available but most property owners have private lots. Chair Schwartz asked about the duration of the street improvements and the impact on the existing businesses. Mr. Casanova said DPW would do the work in halves and the entire project would take 4 months.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10572.

**Item 2, Regular Business**

Resolution designating boundaries for the proposed Westlawn Redevelopment Project Area and declaring such area to be a blighted area in need of a redevelopment and urban renewal project. (1st, 2nd, 7th and 9th Aldermanic Districts; submitted by Planning)

Janet Grau of Planning introduced the item. The Housing Authority of the City of Milwaukee applied for a \$30MM Choice Neighborhood Initiative grant from HUD (instead of Hope VI) to complete Phase II of the Westlawn Project. The application requires strong local partners and the Redevelopment Authority committed to completing a redevelopment plan for the area in the application. This resolution is the first step in the process and the plan will then be drafted over the next 12 months. Commissioner Wade asked whether the plan would include both sides of W. Villard to which Ms. Grau responded that the plan would, in fact, include both sides of the road.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10573.

**Item 3, Regular Business**

Resolution authorizing additional funding for the 1st and Greenfield Tax Incremental Financing District. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development stated the TID was approved in November 2014 and gave the background as to how the TID funds would be utilized for the development of a grocery store, mixed-use building, office building, and other retail space. The \$4.923MM TID was for infrastructure, environmental, the Authority's purchase of some of the land, and a water feature. This authorization is for \$340k for significant geotechnical issues associated with the grocery store. The overall cost of \$1.3MM will be spread out between the TID, the bank, the Cermak grocer, and the developer. The TID will be extended one additional year and will be paid back in year 21.

Commissioner Smith asked about the timeframe to which developer representative Mr. Wayne Wiertzma stated the schedule has shifted but closing should occur in the next few weeks with construction starting immediately. Commissioner West asked about the "assessment guarantee." Mr. Casanova described it by saying if the assessed value is less than \$15.5MM in 2018, the developer pays the difference. Chair Schwartz asked about the timing of the request. Mr. Wiertzma responded that the grocer conducted some recent soil borings for their building location and the decision was made that deeper pilings were needed resulting in increased costs. The pro forma could not support the additional costs.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10574.

**Item 4, Regular Business**

Resolution to approve and authorize entering into a contract for financial feasibility services. (City-Wide; submitted by Finance & Administration)

Scott Stange of Finance & Administration stated the current 3-year financial feasibility contract ends September 1, 2015. Four proposals were submitted for the recent Request for Proposals with staff recommending SB Friedman for the not-to-exceed \$250k contract. Commissioner Galvan asked about the use of SBE to which Mr. Stange responded that the goal is 18% for the current SB Friedman contract and they are a bit low (~14%). Chair Schwartz asked about the cost of review. Ms. Lutzka of the Economic Development team responded that each project varies in cost but they are generally between \$40-\$60k. Oftentimes, the developer pays for the feasibility analysis.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10575.

**Item 5, Regular Business**

Resolution to approve and authorize entering into a sole source professional services contract for community engagement activities related to an EPA Brownfields Area-Wide Planning Grant. (12th & 14th Aldermanic Districts; submitted by Environmental Team)

Mat Reimer of the Environmental Team introduced the item stating the Redevelopment Authority received a \$200k grant from the USEPA for the Harbor District Initiative. Part of the grant application included the use of the 16th Street Community Health Center for community engagement activities for planning work in the district. Commissioner West asked about the qualifications of the organization to perform such work. Mr. Ben Gramling, Director of Environmental Health for 16th Street CHC, responded that his organization has developed services over the past 20 years to help mitigate overall health issues in Milwaukee. Their sustainable development program was instrumental in the Menomonee Valley in the late 1990s and see the harbor in much the same way. If the area can be more sustainable (i.e. economic, environment, and social), this benefits the overall health of the neighborhood. The organization has 8 staff who are all fluent in Spanish which is the predominant language of the surrounding community.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10576.

**Item 6, Regular Business**

Resolution to approve and authorize entering into contracts for teams proposing on a Waterfront Innovations Charrette for the Harbor District. (12th & 14th Aldermanic Districts; submitted by Real Estate)

Dave Misky, Assistant Executive Director, further described the \$200k grant from the USEPA. The application also described a 2-day charrette for the harbor area that will bring in experts to discuss the water's edge. The grant allowed \$40k to be used on 4 firms. A recent Request for Qualifications resulted in 17 submissions with a team of 6 individuals choosing 4 teams. The teams cannot be identified as of yet since we have not tallied up all of the scores. The charrette will take place on October 21st and 22nd and all are welcome to take part in the afternoon of the 22nd for the output session.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10577.

**Item 7, Administration**

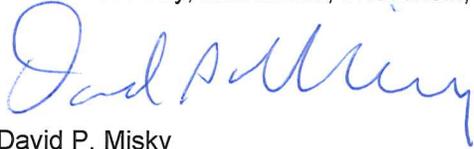
Resolution approving an amendment to the Cooperation Agreement between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee. (submitted by Real Estate)

Dave Misky, Assistant Executive Director, described the need for amending the cooperation agreement between the City and the Redevelopment Authority. The amendment revolves around two things. First, State law requires the Authority to present their budget to the Common Council annually for approval. That will now be done in September with the Department's budget hearing. Second, the cooperation agreement will now reflect that the Authority will follow the City's Salary Ordinance. The Authority has been following the ordinance for many years with very few exceptions but amended agreement states it clearly.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10578.

**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 **September 17, 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.