

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 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 Kathryn M. West
 Commissioner Robert B. Rondini
 Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair
 Commissioner Alderman Willie C. Wade
 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 October 15, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings on brownfield cleanup grant applications, the required notices were published in the Daily Reporter on November 5th and November 12th.

Item 1, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee. (7th, 8th & 13th Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the item where staff will be applying for three assessment, three cleanup, and one revolving loan fund grant for a total of \$2.27MM. Two of the assessment grants are city-wide and one is specific to Century City. The cleanup grants are for the former Rodgers Lab, Century City, and the Menomonee Riverbank. If granted, the funds would be available for three years.

Commissioner West asked why Rodgers Lab was chosen to which Ms. Dettmer stated the level of contamination is quite high and it appears to be moving offsite. This grant would help pay for the majority of the cleanup costs with additional funds to be applied for from the State and Federal government.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10591.

Item 2, Public Hearing

Resolution authorizing the revised preferred remedial cleanup action option at the Esser Paint site where an EPA Brownfield Cleanup Grant will be utilized for remediation. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the former Esser Paint site. The Authority received an EPA cleanup grant in 2012 for redeveloping the site. The Authority is working with Gorman Company to construct townhomes for the site that requires a combination of remedial options. This resolution authorizes the options of excavation, enhanced bioremediation, and engineering controls (e.g. capping). The developer Gorman will be submitting an application for tax credits in January 2016.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10592.

Item 3, Regular Business

Resolution authorizing the amendment of Redevelopment Revenue Bonds, Series 2010 (Next Door Pediatrics Project). (15th Aldermanic District; submitted by Finance and Administration)

David Piedt of Finance reintroduced the item stating the Authority had approved the Authority being a conduit for the Next Door Project bonds in 2010. This resolution would allow the borrower to reduce their interest rate 1.25%. To avoid this type of approval in the future, staff will be requesting authorization for such items with a blanket resolution.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10593.

Item 4, Administration

Resolution approving the 2016 meeting schedule.

The 2016 calendar for Authority meetings was proposed with all meetings being held on the third Thursday of the month.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10594.

Item 5, Regular Business

Resolution amending a Riverwalk Development Agreement among Walker's Landing of Wisconsin, Inc., 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 2070 North Riverboat Road, TID #22 (Beerline "B"). (6th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development Team described the success of TID #22 (Beerline B) and that it will be closed out at the end of this year. The TID is committed to contributing \$600k for the Walker's Landing riverwalk and dockwall but the project ran into contaminated soil that requires an additional \$52k of expenditures. The funds have to be expended before the end of Year 22 of the TID which is December 22, 2015 and then the City will begin closing out the district.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10595.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular and annual meeting for **December 17, 2015**, at 3:30 P.M., at the St. Ann Center for Intergenerational Care facility, 2450 West North Avenue, 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.