

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR AND ANNUAL MEETING
DECEMBER 17, 2015 AT 3:30 P.M.
ST. ANN CENTER FOR INTERGENERATIONAL CARE, 2450 W. NORTH AVENUE,
MILWAUKEE, WISCONSIN**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 3:30 p.m. at St. Ann Center for Intergenerational Care, 2450 W. North Avenue, 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
 Rocky Marcoux, Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the November 19, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Regular Meeting

Mr. Misky reported that for today's public hearing regarding property disposition, the required Class II notice was published in the Daily Reporter on December 3rd and December 10th.

Item 1, Public Hearing

Resolution approving a special use for an accessory parking lot as required in the Park East Redevelopment Plan for property at 1124 N. Old World Third Street. (4th Aldermanic District; submitted by City Attorney's Office)

Assistant City Attorney Jeremy McKenzie provided background on the Authority's role in implementing the Park East Redevelopment Plan. The property is a surface parking lot that is currently not in compliance with the plan and the owners are requesting a special use. The special use would be for 5 years and require implementation of a landscape plan.

John Herreman, representative of the property owner, stated the parking lot is an accessory lot to the Riverfront building since the 1980s but the owner of the building and lot sold the lot in 1980 separately causing the noncompliance.

Commissioner Wade asked if the riverfront is owned by the parking lot owner to which Mark Flaherty, the owner, responded no. Mark Schultz of Siegel-Gallagher, a

representative for the Riverfront building, stated the building houses ~400 employees that use the lot.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10596.

Item 2, Regular Business

Resolution authorizing a Certificate of Completion to LBWN Rent-to-Own Homes, LLC and its successors and assigns for its rehabilitation of nine City properties in the Layton Boulevard West Neighborhood. (8th Aldermanic District; submitted by Real Estate)

Amy Turim, Real Estate and Development Manager, reintroduced the item to the Board with the City selling 9 in rem properties to the Layton Boulevard West Neighborhood organization for a rent-to-own program. Twenty-four properties were renovated at \$125k per property through the Low Income Housing Tax Credit Program. Commissioner Hardrick asked about the program to which Ms. Turim stated the renters pay between \$400 to \$700 per month with some of the rent going into an escrow account for a future purchase.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10597.

Item 3, Regular Business

Resolution approving the expenditure of funds from a Redevelopment Authority account to pay expenses associated with the Fondy Market (15th Aldermanic District; submitted by Commissioner's Office)

Martha Brown, Deputy Commissioner of DCD, stated the property is City-owned with an operator, Fondy Food Center, operating the space since 2001. The City would like to enter into a new 3-year lease with the tenant and use funds held by the Authority for expenses including a \$43k water bill and deferred maintenance. The resolution has a not-to-exceed number of \$250k.

Vice-Chair Smith asked if the funds can only be used on foreclosures, how can they be used here to which Ms. Brown stated the Authority has enough funds to cover all of the foreclosure costs with other properties in the City and these are surplus funds. Commissioner Galvan raised concerns over the footings poured in 2001 and whether there are bills still associated with the footings but Ms. Brown believes all bills were paid at the time of construction.

There was a brief discussion on the water bill and the deferred maintenance but, ultimately, the Common Council must approve this resolution.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10598.

Item 4, Regular Business

Resolution authorizing an amendment to a contract for unarmed security guard service at Century City (7th Aldermanic District; submitted by Real Estate)

Benji Timm, Project Manager for the 30th Street Corridor, stated this is the 3rd and final amendment of the contract for security service at Century City for \$85k. Two incidences occurred in 2015 that were thwarted by the on-site security force. This amendment will take the contract through the first quarter of 2016 and will be funded by Century City Redevelopment Corporation funds, income from existing tenants, and the Century City 1 developer. Alderman Wade asked about the wrought iron fence to be installed to which Mr. Timm stated this fence will be installed in 2016 with EDA funds.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10599.

Item 5, Administration

Resolution Authorizing Certain Modifications to Conduit Tax-Exempt Bonds. (submitted by Real Estate)

Dave Misky, Assistant Executive Director, stated this resolution would allow the Authority to administratively approve minor modifications to bond issuances where the Authority has provided a conduit issuance. As a conduit, the Authority does not have any financial obligation.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10600.

Item 6, Communication File

Report on Brownfield Revolving Loan Fund (submitted by Environmental Team)

Karen Dettmer of the Environmental Team provided an overview of the Brownfield Revolving Loan Fund program. The Authority has been granted over \$10 million over the past 13 years that has resulted in 13 different loans for commercial, industrial, and residential development. Those loans have created or retained over 3,500 jobs and \$378 million of private investment.

Item 7, Communication File

Annual Three Bridges Park Report (submitted by Real Estate)

Dave Misky, Assistant Executive Director, provided a summary of the report for Three Bridges Park. The Authority has a bid package currently available for the north riverbank with the work to be completed in the spring of 2016; otherwise, the Authority has no other financial obligations for Three Bridges Park for next year.

Annual Meeting

Item 8, Administration

Annual election of the chair and vice chair

The annual election was held with Commissioner West nominating Vice Chair Smith as the new Chair. Commissioner Galvan nominated Commissioner West as the Vice Chair for 2016. The votes for both officers was unanimous.

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 **January 21, 2016**, 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