

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
SEPTEMBER 15, 2016**

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 Lois A. Smith, Chair
 Commissioner Kathryn West, Vice Chair
 Commissioner Robert B. Rondini
 Commissioner Bill Schwartz
 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 August 18, 2016 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding authorization of a property disposition, the required Class II notice was published in the Daily Reporter on September 1st and September 8th.

Item 1, Public Hearing

Resolution approving an amendment to the lease of the RACM-owned pocket park at 412 E Wisconsin Ave., in the 4th Aldermanic District. (4th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, provided background on a lease established with Curry-Pierce LLC in 1992. The original lease was for 25 years but with two 5-year extensions. One extension was enacted by the Authority in 2011 but now the tenant is interested in amending the lease and extending it to 2032. Staff is comfortable with the extension which does include a small rent increase each year.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10637.

Item 2, Regular Business

Resolution approving Satisfaction and Release of Mortgage held by the Redevelopment Authority of the City of Milwaukee against the property located at 1726-28 East North Avenue. (4th Aldermanic District; submitted by Economic Development / City Attorney's Office)

Lori Lutzka of Economic Development described the need for a release. The Authority entered into a loan with Barrett Lo Development in 2008. There is \$2.3MM left on the loan with 3 properties used as collateral on the loan. The Authority is being asked to release the subject property as a lien since there is a pending sale of the parcel. The remaining 2 parcels have a total assessed value of \$3.9MM clearly covering the remaining debt of the loan.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10638.

Item 3, Regular Business

Resolution approving the First Amendment to the Cooperation, Contribution and Development Agreement among Deer District LLC, the Redevelopment Authority of the City of Milwaukee and the City of Milwaukee for Tax Incremental Districts No. 22 (Beerline "B") and No. 84 (West McKinley and West Juneau). (3rd, 4th & 6th Aldermanic Districts; submitted by Economic Development)

Dan Casanova of Economic Development reminded the Board of the December 2015 agreement whereby the City will be donating the 4th and Highland parking deck for demolition to the Milwaukee Bucks. This amendment pushes up the deadline from the end of 2016 for donation to October 3, 2016 so the demolition can begin sooner.

Commissioner Galvan asked about current leases to which Mr. Casanova stated the tenants were given termination notices earlier this month about vacating. Commissioner West followed up with a question on early termination penalties. Mr. Casanova was not aware of any penalties but, if there were, that would be covered by the Milwaukee Bucks. There are no financial implications to the Authority or the City for amending the agreement.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10639.

Item 4, Communication

Office of Small Business Development Presentation on the Business Capacity Building Program for the Arena Project (submitted by Office of Small Business Development)

Nikki Purvis, Manager of the Small Business Development Office, presented an overview of the Business Capacity Building Program for the City which was an outcome of the \$250k from the North End Project from 2009. Nikki and Lori Lutzka of the Authority provided additional information on the Arena Project and the opportunity for resident employment. The Board would like to have Nikki and her team provide an update from her office annually.

Item 5, Communication

Redevelopment Authority Staff Presentation on the 2015 Annual Report of Tax Incremental Districts (submitted by Economic Development / Finance and Administration)

David Schroeder of DCD and Lori Lutzka presented a summary of the 2015 report on tax incremental districts. The Board would like the report presented to them annually.

Commissioner Schwartz was excused during presentation of this item.

Item 6, Administration

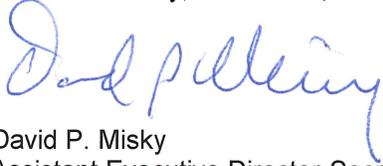
Resolution approving the 2017 Redevelopment Authority of the City of Milwaukee Operating Budget (submitted by Finance and Administration)

David Schroeder, Finance Manager, provided an overview of the 2017 Authority Budget. One position is being moved over to the City which adds to the previous 14 positions moved over since 2012. The 2017 budget includes a decrease in \$124k in RACM General Reserves. Total budget for 2017 is \$7.186MM, a decrease of \$645k.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10640.

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 **October 20, 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.