

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JANUARY 18, 2018**

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 Frances Hardrick, Vice Chair
Commissioner Bill Schwartz
Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Kathryn West
Commissioner Cavalier Johnson

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 December 12, 2017 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding authorization of property dispositions, the required Class II notices were published in the Daily Reporter on January 4th and January 11th. For the public hearing regarding approval of a Project Plan Amendment, the required Class I notice was published in the Daily Reporter on January-11th and, as required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearing.

Item 1, Public Hearing

Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 50 (Solar Paints). (13th Aldermanic District; submitted by Economic Development)

Lori Lutzka from Economic Development provided background on TID 50, Solar Paints. The TID was created in 2002 to pay down a \$760k loan provided by the Authority for brownfield cleanup. Excel Connection and Marshall Erecting occupy the property. The increment has paid off the brownfield loan and this amendment will take 1 year of increment for paving two roads within 1/2-mile of the district for a total of \$65k.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10711.

Item 2, Public Hearing

Resolution authorizing the conveyance of Redevelopment Authority of the City of Milwaukee property at 1827(A) South Kinnickinnic Avenue to 1825 Building LLC, in the 12th Aldermanic District. (12th Aldermanic District; submitted by Real Estate)

Rhonda Szallai of Real Estate stated this parcel was a remnant property acquired in the mid-1980s as part of the water meter repair property next door. That parcel is now occupied by the Election Commission who has no need for this parcel. The company next door, Tender Car, currently uses the lot and has interest in purchasing it for their continued use.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10712.

Item 3, Public Hearing

Resolution accepting the Offer to Purchase of Yomex, LLC for 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown Street for the purpose of constructing a mixed-use building. (6th Aldermanic District; submitted by Real Estate)

Rhonda Szallai of Real Estate introduced the item. The Authority acquired the 4 properties in the 1980s and published an RFP in August 2017. One proposal was received for an 11,000 sf building that would house Dr. Deacon's podiatrist office with offices on the 2nd floor and apartments on the 3rd floor. The \$2MM project would be built by Scott Crawford Inc. with Que El-Amin as the project coordinator.

Dr. Deacon spoke on the importance of the project for his expanding business but his wishes to be part of the neighborhood revitalization. He has strong interest in being a role model or mentor to young African-American kids. Commissioner Schwartz asked if he would be the sole tenant to which Dr. Deacon responded there would also be a physical therapy clinic and other offices.

Deshea Agee of Historic King Drive BID spoke in support of the project which has also received support from the Alderwoman. Commissioner Schwartz asked Mr. El-Amin about the building design which has gone through the City's Design Review Team on several occasions. The architect has followed the Team's recommendations along with Historic Preservation. The developer currently has 3 bids and was waiting for site control before moving forward. Work should begin in April or May this year.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10713.

Item 4, Regular Business

Resolution authorizing a City of Milwaukee Department Public Works sewer easement amendment (SEA-2681) for 600 South Jake Marchese Way (12th Aldermanic District; submitted by Real Estate)

Benji Timm of Real Estate introduced the item stating Marchese and Usinger redeveloped Florida Yards ~2000. The US Department of Commerce provided an Economic Development Administration grant to construct a sewer for the redevelopment. Marchese has interest in expanding their operations over the sewer easement area necessitating an amendment to the easement. Since the Authority was party to the grant, it must also be a signatory to the easement amendment.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10714.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular meeting for **February 15, 2018**, 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.