

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
MARCH 15, 2018**

**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 Lois A. Smith, Chair  
  Commissioner Kathryn West  
  Commissioner Bill Schwartz  
  Commissioner Jose Galvan  
  Commissioner Cavalier Johnson  
  Commissioner Monique Charlier

MEMBERS EXCUSED:                 Commissioner Frances Hardrick, Vice Chair

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 January 18, 2018 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding EPA Brownfields Cleanup Grants, the required Class I notice was published in the Daily Reporter on February 13th, March 1st and March 8th.

**Item 1, Public Hearing**

Resolution authorizing the preferred remedial cleanup action options at the 29th & Hopkins, 2823 West Vienna Avenue, and 27th & Townsend sites where EPA Brownfields Cleanup Grants will be utilized for remediation. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the 7 properties associated with this resolution. A great deal of demolition, tank removal, and soil and groundwater investigations have occurred since 2009 on all 7 parcels. This resolution approves the use of three USEPA cleanup grants on the parcels where limited excavation, engineering controls, and groundwater monitoring will be utilized. Two of the grants are set to expire in September 2018 and the other one has more time allowed but the Authority gains efficiencies from implementing all three grants at the same time.

Commissioner Schwartz asked about the difference between options 3 and 4 to which Ms. Kress stated we examine a range of options and generally land on the one where the funds available are maximized.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10715.

**Item 2, Regular Business**

Resolution relative to application, acceptance, and funding of a Wisconsin Department of Natural Resources Wisconsin Assessment Monies services award for the environmental assessment of portions of the Century City site in the City of Milwaukee (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team stated the Century City site could benefit from a vapor intrusion investigation since the buildings have now been demolished. The State has grant funds available that would likely eliminate unknowns and uncertainties with vapor in the soil and provide additional information for a future building developer. Chair Smith asked about a required remedy for any vapors. Ms. Kress stated a vapor mitigation system may be needed involving stone and slotted piping below the building to vent any gases beneath the foundation. The entire process is governed by the State of Wisconsin's regulations.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10716.

### **Item 3, Regular Business**

Resolution approving Parking Ramp Co-Tenancy Agreement Estoppel Certificate related to the Milwaukee Center Parking Ramp. (4th Aldermanic District; submitted by City Attorney's Office)

Assistant City Attorney Jeremy McKenzie described how the Authority has a co-tenancy agreement for the parking deck at the Milwaukee Center and the co-tenant is refinancing their debt load requiring an Estoppel Certificate. The Certificate will confirm the Authority is not aware of any defaults in our agreement with the co-tenant.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner Schwartz abstaining. Adopted resolution is No. 10717.

### **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 **April 19, 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.