

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
APRIL 19, 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 Kathryn West
 Commissioner Bill Schwartz
 Commissioner Jose Galvan
 Commissioner Monique Charlier

MEMBERS EXCUSED: 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 March 15, 2018 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 April 5th and April 12th and for the public hearing regarding an EPA Brownfields Cleanup Grant, the required Class I notice was published in the Daily Reporter on March 29th.

Item 1, Public Hearing

Resolution accepting the Offer to Purchase of V. Marchese Inc. for 317 East National Avenue for the development of parking and storage facilities. (12th Aldermanic District; submitted by Real Estate)

Assistant Director Dave Misky provided background on the Florida Yard Industrial Redevelopment project from the late 1990s. The City created a tax-incremental district for the area to redevelop an old railyard and sold parcels to Usinger Sausage and Marchese Foods. Both companies are thriving and Marchese submitted an unsolicited proposal to redevelop the remaining parcel south of E. National Avenue. The property would be used to construct a surface parking lot so that the rest of the land north of E. National Avenue could be used to expand their food processing operation.

Josh Weber from Marchese spoke to the company's need to expand their operations that would add 50 - 75 employees. The parking lot is the first part of the expansion plan and would implement creative use of bioswales to manage stormwater and a possible pedestrian bridge to span National Avenue.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10718.

Item 2, Public Hearing

Resolution authorizing the preferred remedial cleanup action option at the 4101-4131 North 31st Street site where an EPA Brownfields Cleanup Grant will be utilized for remediation. (1st Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team provided some context with the project where it will entail brownfield development, stormwater management, alternative energy, and environmental education opportunities. MMSD, Northwest Side CDC, and the Authority have worked together on the 2.9-acre initiative. This resolution is to use the \$200k USEPA grant by approving the Analysis of Brownfield Cleanup Alternatives (ABCA) with institutional engineered controls and excavation being the preferred alternatives for this project.

Commissioner Hardrick asked if there would be any other approvals necessary for the project to which Ms. Kress stated the project would be constructed in phases but she does not anticipate any other approvals. Commissioner Schwartz asked about the Ned's Pizza site adjacent to the project. Ms. Kress responded that has been vacant for many years and that it is for sale but the owner is also contemplating redevelopment.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10719.

Item 3, Public Hearing

Resolution approving a Lease Assignment with TNSH Landlord, LLC, an Agreement for Sale with MVP Milwaukee Wells, LLC for 738 and 744 North Old World Third Street and an amendment to a Cooperation, Reimbursement and Redevelopment Agreement between the City of Milwaukee, Redevelopment Authority of the City of Milwaukee, Milwaukee Symphony Orchestra, Inc. and TNSH Landlord, LLC, in the North 4th Street – West Wisconsin Avenue Redevelopment Project Area. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development provided an overview of current ownership and the plans for the Milwaukee Symphony Orchestra (MSO). The resolution involves (1) assignment of the lease from the Authority's tenant PCAM to TNSH; (2) sale of the Authority's lot to MVP Milwaukee Wells for \$388k; and (3) amendment of the agreement between the City, Authority, MSO, and TNSH, the landlord. The sale portion does have reversionary rights with the Authority having the ability to purchase the property back for \$388k plus CPI that would be covered by MSO.

Commissioner Galvan asked about vacation of the alley to which Mr. Casanova stated it also involves relocating utilities. Commissioner Hardrick asked who pays for the relocation. It is a combination of TID funds and MSO.

Commissioner Charlier asked about the impacts to traffic on N. 2nd Street. Mr. Casanova stated the building will be pushed 30 feet into the street causing the current road to go from 4 lanes to 2 lanes and will likely result in 1 parking lane and 1 southbound traffic lane.

Attorney Steve Chernof representing TNSH updated the Board on the status of the overall project with the first performance expected in the Fall of 2020.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10720.

Item 4, Regular Business

Resolution authorizing a License Agreement with Clever Sauce Creative, LLC for the property at 401-41 West Wisconsin Avenue for special events. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development spoke to the past licensing agreements the Authority had with Clever Sauce and the success of the past Night Markets. There are no changes to the license agreement except the dates which include a total of 4 dates.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10721.

Item 5, Regular Business

Resolution authorizing a License Agreement with Milwaukee Downtown (Business Improvement District #21) for the property at 401-41 West Wisconsin Avenue for special events. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development stated the property was used last year for two sculptures. The event will again be hosted by BID 21 with two new sculptures to be constructed on the Authority parcel.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10722.

Item 6, Regular Business

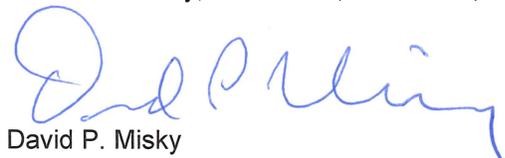
Resolution relative to amending the Aid Agreement with the Wisconsin Department of Natural Resources to utilize Great Lakes Restoration Initiative funding at the Bay View Wetland/Grand Trunk site located in the Harbor District. (14th Aldermanic District; submitted by Real Estate)

Assistant Director Misky reminded the Board of the \$250k grant the Authority received last year to design the Grand Trunk Wetland site and the property's location in the Harbor District. The grant monies were provided to the Authority through the Wisconsin DNR from the USEPA Great Lakes Restoration Initiative (GLRI). This resolution is for the Authority to amend the current agreement to allow the Authority to accept \$3MM from the GLRI fund for construction of the wetland starting in 2019. The wetland restoration is part of the recently adopted Water and Land Use Plan (WaLUP) and will also provide public access to the wetland and the water's edge.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10723.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Galvan to schedule the next regular meeting for **May 17, 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.