

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
JULY 19, 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 Frances Hardrick, Vice Chair  
  Commissioner Bill Schwartz  
  Commissioner Jose Galvan  
  Commissioner Cavalier Johnson  
  Commissioner Monique Charlier

MEMBERS EXCUSED:                 Commissioner Kathryn West

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 June 21, 2018 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 July 5th and July 12th.

**Item 1, Public Hearing**

Resolution approving a Land Disposition Report for a portion of the property at 1027 North Edison Street, in the 4th Aldermanic District. (4th Aldermanic District; submitted by Real Estate)

Rhonda Szallai of Real Estate staff introduced the item. The River House Condo Association was granted an access agreement in 1998 for use of a portion of the property at 1027 N. Edison. A fence was constructed around the small area for storage of pier steps and boating equipment. The agreement terminates in July 2018 and the Authority wishes to sell the small portion to the Association.

Dale Knain, representing the Association, explained the Association would like to continue to use the space for storage and is willing to purchase the parcel.

Commissioner Schwartz asked about the long-term use of the rest of the property at 1027 N. Edison to which Assistant Director Misky stated the Authority issued an RFP several years ago for the portion of land south of the bridge connection but decided to not pursue any of the proposals but wait for a larger development that includes the private property to the south. The portion the Authority is willing to sell to the Association is encumbered by significant utilities and has little value to the overall development of the site at 1027 N. Edison. The short term use will continue to be a connection between the riverwalk and the ped bridge. The sale price was established by comparable properties in the City where utilities encumber the property.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10729.

**Item 2, Regular Business**

Resolution relative to application, acceptance, and funding of a Wisconsin Department of Natural Resources Wisconsin Assessment Monies grant for the environmental assessment of the 31st & Galena Street sites in the City of Milwaukee. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team presented the resolution for using State resources to further investigate the environmental conditions of 5 parcels along 31st Street that are owned by the Authority. The former industrial sites have impacts identified but the buildings have been demolished and an open space is proposed.

Commissioner Charlier asked if additional remediation would be required to which Ms. Kress stated only capping would be needed but this State contract would allow for the investigation to be completed and a remedial plan to be drafted. Commissioner Galvan asked about the current tot lot. Ms. Kress stated this bigger plan with MKE Plays would replace the tot lot but add additional park elements. The current tot lot would likely be a vacant lot but could turn into additional parking for Community Care.

Commissioner Hardrick asked how the privately-owned property at 3033 W. Walnut fits into the park development. Ms. Kress said the property could ultimately be part of a bike trail connection from the rail line to the park but would be separated by a fence line to protect human health.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10730.

**Item 3, Administration**

Acceptance and approval of the 2017 RACM audit and financial statements by Baker Tilly. (submitted by Finance & Administration)

David Schroeder of Finance and Administration and Steve Henke of Baker Tilly presented the 2017 audit which was considered a "clean" audit.

Commissioner Galvan moved for acceptance and approval of the 2017 RACM audit and financial statements and it carried by a vote of 6 ayes - 0 nays.

**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 **August 23, 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.