

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JANUARY 18, 2007**

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 Kathryn M. West, Chair
Commissioner Robert B. Rondini, Vice Chair
Commissioner Kenneth L. Johnson
Commissioner Alderman Willie Wade
Commissioner Sernorma Mitchell
Commissioner Lois A. Smith

MEMBERS EXCUSED: Commissioner Jose Freyre

ALSO IN ATTENDANCE: Joel T. Brennan, 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 14, 2006 meeting, which was made by Commissioner Johnson and carried unanimously.

Mr. Brennan reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on January 4, 2007 and January 11, 2007. With regard to the public hearing on the redevelopment plan or tax incremental financing district, Class 2 notices were also published in The Daily Reporter on January 4, 2007 and January 11, 2007 and owners of property within the redevelopment project boundary were provided with requisite 20-day notices of this hearing. For hearings on blight designations, owners were provided with the statutory 20-day notice, unless such notice was waived in writing.

Item 1, Public Hearing

Resolution approving the blight designation and acquisition of the City-owned property at 3300-02 West Lisbon Avenue, 3304-12 West Lisbon Avenue, 3316 West Lisbon Avenue, and 1815 North 33rd Street, and accepting the Offer to Purchase from Lisbon Avenue Commons, LLC for these properties, along with the properties at 2716 West Lisbon Avenue, 2724-28 West Lisbon Avenue, 2730-32 West Lisbon Avenue, for mixed-use development. (15th Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development staff indicated that these four sites will be developed for mixed use based on the Wisconsin Housing and Economic Development Authority (WHEDA) tax credit program. Louie Lange of the Commonwealth Group and his partner Damon Dorsey shared details on the development project. Carole Kimble, assistant to Common Council President Willie Hines, expressed strong support for the project and explained how it complements other projects in the area.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner Mitchell abstaining. Adopted resolution is No. 9885.

Item 2, Public Hearing

Resolution adopting the boundaries and Project Plan for the 735 N. Water St. Façade and Riverwalk Restoration Project Tax Incremental District. (4th Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development Team stated that this project plan will address both the 731 and 735 North Water Street properties. The proposed restoration agreement would be consistent with Riverwalk guidelines and the Downtown plan. Under the proposed Tax Increment District, the City will contribute \$3.4 million for cornice repair and riverwalk to the overall \$21 million project budget. Sheldon Oppermann of Compass Properties discussed the struggle to gain additional parking, specifically two spaces for every 1000 feet of office space as the City's master plan suggests, in order to increase occupancy in the building. Compass will offer incentives to real estate brokers for finding businesses outside the city who move downtown. Mike Sargent of MATC, a member of the Joint Review Board, expressed some reservations about the use of TIF for the cornice repair.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 9886.

Item 3, Public Hearing

Resolution approving an Option to Purchase for a property in the Menomonee Valley Industrial Center with Taylor Dynamometer, Inc. for development of a corporate office and manufacturing facility in the former Milwaukee Road Shops Redevelopment Project Area. (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development staff presented this Menomonee Valley land transaction. Taylor Dynamometer conforms to the guidelines set for developments in the Valley, and Dave Misky provided an update on the overall project development at the Menomonee Valley Industrial Center. Jeff Browne of Taylor Dynamometer mentioned that their company is attracted to this area due to the proximity to transportation and a strong work force and complemented the city on its commitment to redevelopment in the Menomonee Valley.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9887.

Item 4, Regular Business

Resolution authorizing the blight designation of the properties at 1930-66 South 4th Street; and authorizing a \$500,000 loan from the EPA Revolving Loan Fund to River Corner, LLC c/o Paul Davis Restoration to be used on these properties and authorizing a preferred remedial option. (4th Aldermanic District; submitted by Economic Development)

Tracy Luber of the Economic Development staff stated that RACM has been awarded \$5 million for the past five years for cleanup of brownfields as part of the US EPA Revolving Loan Fund. This resolution proposes a \$500,000 loan for Paul Davis Restoration to redevelop this former foundry near the company's current location. Paul Davis Restoration will undertake a project of approximately \$7 million over the next few years at the site.

Dan Druml of River Corner, LLC explained details of the proposed project for the Authority.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9888.

Item 5, Regular Business

Resolution accepting an Offer to Sell submitted by Triumph the Church and Kingdom of God in Christ for the property at 2232-34 North 6th Street. (6th Aldermanic District; submitted by Real Estate)

Dwayne Edwards of the Real Estate staff provided the history of negotiations for this property, located just south of North Avenue in the Bronzeville District. This acquisition continues to set the stage for future developments in the Bronzeville district.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9889.

Item 6, Regular Business

Resolution authorizing RACM to enter into an intergovernmental agreement with the Milwaukee 440th Local Redevelopment Authority (440th LRA) to allow RACM to act as their fiscal and contracting agent. (13th Aldermanic District; submitted by Economic Development)

Dave Misky of the Economic Development team explained the federal government's decision to close the 440th Airlift Wing and the process for establishing a local redevelopment authority (LRA). The LRA will include two representatives from the City and the County who will review future potential uses for the facility, using some federal funding that will flow to the Authority.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9890.

Item 7,

Resolution authorizing a contract for surveying and storm water management design services for the project at 20th & Walnut Streets. (15th Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Team shared details about five proposals for new stormwater plans for this project. Dakota Intertek, a certified Emerging Business Enterprise (EBE) firm is recommended for the contract.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9891.

Item 8,

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to New Village I, LLC for construction of 16 units of rental housing. (Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development team indicated that the project has been completed and showed photos of the results.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9892.

Item 9, Regular Business

Resolution relative to the application, acceptance and funding of the Milwaukee Metropolitan Sewerage District 2007 Best Management Practices partnership for the 30th Street corridor. (various Aldermanic District; submitted by Economic Development)

Benjamin Timm of the Economic Development Team spoke about his role as project manager for the 30th Street corridor. He indicated that he will be seeking various funding sources and that Milwaukee Metropolitan Sewerage District (MMSD) is a potential

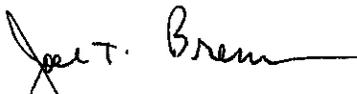
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source. MMSD will provide a total of \$100,000 in 2007 to find creative ways to test storm water runoff, and the Authority will apply to receive approximately \$25,000 for a demonstration project in the corridor.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9893.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **February 15, 2007**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



Joe T. Brennan
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.