

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 15, 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 Robert B. Rondini, Vice Chair
Commissioner Kenneth L. Johnson
Commissioner Alderman Willie Wade
Commissioner Sernorma Mitchell
Commissioner Lois A. Smith

MEMBERS EXCUSED: Commissioner Kathryn M. West, Chair
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 January 18, 2007 regular meeting and the January 25, 2007 special meeting, which was made by Commissioner Rondini 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 February 1, 2007 and February 8, 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 February 1, 2007 and February 8, 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 accepting an Option to Purchase with Sunlite Building Corporation for 1320 West National Avenue and 1333 West Pierce Street for industrial development. (12th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff indicated that EPA grant funding had been secured to remediate the site and that site improvements such as caps would serve to remediate much of the site. Sunlite Corporation will build a 44,800 square foot manufacturing and office facility for lease to Vulcan Lead. Construction is scheduled for spring of 2007 and should be completed this year.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9895.

Item 2, Public Hearing

Resolution accepting an Offer to Purchase from Santoro Corporation for 1205 West Mount Vernon Avenue for development of an office/warehouse for its landscaping business. (4th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff stated that Santoro Corporation plans to build a 1,800 square foot building with an additional 900 square feet of storage at this location. They also plan to hire 20 new employees and provide competitive wages along with health insurance benefits.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 9896.

Item 3, Public Hearing

Resolution adopting the boundaries and Project Plan for the New Avenue Commerce Center Tax Incremental Financing District. (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Team stated that the full development costs for the project are approximately \$9 million. The TID would provide approximately \$1.8 million to be split between public improvements and a grant to the retail center.

Lena's Food Store will anchor the site with a new flagship store and plan to hire 60 new employees at the site, which will double the size of its current store in the area. Gary Kautzer of Irgens Development indicated that the developer has had interest on the part of other tenants for some of the other retail spaces envisioned for the project. Carole Kimble of Alderman Hines' office expressed support for the project. While the public hearing was held, any action on the item was held for a future meeting date.

Item 4, Public Hearing

Resolution approving the blight designation and acquisition of the privately owned properties at 1636, 1640 and 1646 North 14th Street and authorizing subsequent conveyance to the City of Milwaukee to facilitate expansion of its Sanitation Yard. (15th Aldermanic District; submitted by Real Estate)

Dwayne Edwards of the Real Estate staff stated that the Department of Public Works has expressed a need to acquire these three houses for expansion of their sanitation yard facilities. Todd Gatzow, owner of 1646 North 14th Street, expressed concern over having started a redevelopment project at one of the site and hoped that he would be fairly compensated for his efforts.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9897.

Item 5, Regular Business

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to Kathleen and Joseph Harrison for construction of a single-family home at 2331-2335 North 11th Street. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff said the Authority approved this land sale to the Harrisons for \$3,100. The budget for improvements to the property rose from \$189,000 to \$213,500 and the 2,200 square foot home is currently assessed at \$195,100.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9898.

Item 6, Regular Business

Resolution approving an alternative site and building plan for a single-family home at 1647 North 16th Street. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate said that the Planning area was willing to review alternative building design guidelines to fit the new owners. Joe Ellwenger, owner of

Ezekiel Community Development, purchased the land from the Authority and has completed 6 of the 11 homes to be constructed as part of the project. The potential owners expressed their desire to move forward with a design somewhat different than what was approved with the original land disposition.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9899.

Item 7, Regular Business

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to Jewel Food Stores Inc. for construction of a full service grocery and drug store at 2355 North 35th Street. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff indicated that the parcel was sold in 1999. The new store construction resulted in a 57,000 square foot grocery store with a total budget of \$11.9 million. This particular Jewel Food Store is in the process of being sold to Roundy's.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9900.

Item 8, Regular Business

Resolution approving a contract with Godfrey and Kahn, S.C. for legal services in the 30th Street Industrial Corridor. (many Aldermanic District; submitted by Economic Development)

Benjamin Timm of the Economic Development Team highlighted the unique challenges in the 30th Street Corridor. He indicated that the designated legal counsel would assist in attempting to compel existing landowners to participate in remediation, demolition and redevelopment of sites in the corridor.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Mitchell abstaining. Adopted resolution is No. 9901.

Item 9, Administration

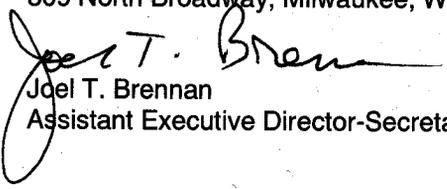
Resolution accepting the 2006 RACM Annual Report. (Submitted by Real Estate)

The Assistant Executive Director summarized the activities of the Redevelopment Authority through the annual report. This annual report reflects the first time that the Redevelopment Authority has provided such a document, and the Assistant Executive Director indicated that this would become part of the January meeting in future years. The commissioners wholeheartedly gave their approval to increasing the reporting and accountability at 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. 9902.

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 **March 15, 2007**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.


Joel T. Brennan
Assistant Executive Director-Secretary

**Redevelopment Authority Minutes
Regular Meeting of February 15, 2007**

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.