

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JULY 19, 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

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 June 21, 2007 meeting, which was made by Commissioner Johnson and carried unanimously.

Mr. Brennan reported that for the hearing on blight designations, owners were provided with the statutory 20-day notice, unless such notice was waived in writing.

Item 1, Public Hearing

Resolution designating the parcels located at 2736, 2830, 2850, 2900 and 3006 West Highland Avenue and 1130 North 29th Street as properties in need of conservation and substantial rehabilitation for the purpose of providing financial assistance for redevelopment and borrowing purposes. (Boulevard Apartments Project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Staff explained that Sherman & Associates, a Minneapolis-based developer, purchased several apartment buildings on the near west side and will seek to upgrade the buildings with new appliances and other improvements. Ald. Robert Bauman, who represents the neighborhood on the Common Council, expressed an interest in looking at more creative ways to utilize the tools that the Authority and WHEDA have at their disposal. While he supports the project, Ald. Bauman expressed an interest in seeing the developer be required to purchase other buildings in order to utilize the Authority's bond financing.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9944.

Item 2, Regular Business

Resolution authorizing issuance and sale of multifamily housing revenue bonds, series 2007 (Boulevard Apartments Project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Staff explained that \$9.4 million in bonds will be authorized in three series to assist the project, in combination with WHEDA Tax Credits.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9945.

Item 3, Regular Business

Resolution approving a loan of \$286,906 to New Covenant Housing Corporation, Inc. for the Boulevard Commons project. (15th Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Staff explained that the West North Avenue TID was created from 30th to Sherman Boulevard along North Avenue in 2000. The TID provides loans and grants to projects within the boundary.

The project proposed is a 23-unit residential development combined with 7,000 sq. ft. of commercial space. The project includes 1,300 sq. ft. three bedroom units and 1,000 - 1,200 sq. ft. two bedroom units. The total project cost is approximately \$6 million.

The loan for the project will be repaid with interest secured by the property, meaning that the city will be repaid as the units are eventually sold.

Teig Whaley-Smith, part of the development team, explained aspects of the project and expressed the eagerness to move forward.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9946.

Item 4, Regular Business

Resolution approving a variance to the maximum height from 12 stories as required in the Park East Redevelopment Plan to 30 stories for property in Block 8 of the Park East Corridor. (4th Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development Staff provided a background summary to commissioners on both the Moderne project and the amendment to the Park East Redevelopment Plan that authorizes the Authority to provide waivers to the height restrictions in the Park East Corridor.

Commissioner Mitchell directed staff to examine the Park East Plan in its entirety and suggest either a modification of the approval process or an amendment which lifts any height restriction entirely. The staff acknowledged that they would be working on addressing these issues with the Planning Staff in the next few months.

After comments from Ald. Bauman, Commissioner Rondini read an excerpt from the resolution which notes that the approval will cease if the project fails to move forward in a timely fashion or changes materially from its current form.

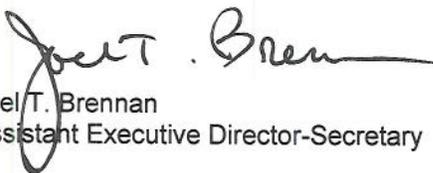
Several Commissioners expressed a desire for holding public hearings on any future matters like this one even if statutes do not require such a hearing. In addition to suggesting further public input on any items like this in the future, the Commissioners echoed Commissioner Mitchell's desire for an exploration of a plan amendment to limit any future actions like this one.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9947.

ADJOURNMENT

Redevelopment Authority Minutes
Regular Meeting of July 19, 2007

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **August 16, 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

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.