

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
OCTOBER 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 Sernorma Mitchell
Commissioner Lois A. Smith
Commissioner Bill Schwartz

MEMBERS EXCUSED: Commissioner Willie Wade

ALSO IN ATTENDANCE: Elaine Miller, Special Designee for the Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair welcomed the new Commissioner, Bill Schwartz, to the Authority. The Chair then asked for approval of the Minutes of the September 20, 2007 meeting. One correction was noted and Chair West asked for approval as corrected, which was carried without objection.

Ms. Miller reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on October 4, 2007 and October 11,2007.

Item 1, Public Hearing

Resolution approving an Option to Purchase for a property in the Menomonee Valley Industrial Center with HSI Development Partners, LLC for development of a corporate office and manufacturing facility for Derse, Inc. (8th Aldermanic District; submitted by Economic Development)

Dave Misky of the Environmental staff presented the sale to Derse Inc., which plans to relocate its corporate offices and warehouse from Butler and construct a 160,000 square foot facility for 125 to 130 employees. He also said that Eppstein Uhen would serve as the developer for the project.

Adam Beckett, president of Derse, Inc. presented a DVD highlighting the background of the company. He said that their company is in dire need of a location to expand due to their phenomenal growth. They plan to hire 20 new employees in this new facility.

Laura Bray of Menomonee Valley Partners gave a progress report on land sales in the valley. She referred to RACM guidelines and goals for projects and mentioned that 29% of the 60 acres have been sold up to this point. She said that this project complies with the guidelines.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9958.

Item 2, Regular Business

Resolution regarding Redevelopment Revenue Bond Financing for Wisconsin Correctional Foundation, Inc. for the property at 3716-34 West Wisconsin Avenue. (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development section presented this item. He explained that \$3 million in bond financing will settle the current debt owed for this building.

Mr. Scherer also provided background on the City's denial of a variance to operate this facility and a subsequent lawsuit. The Common Council recently approved a settlement on two conditions: 1) the City would not object to Board of Zoning Appeals variance and 2) the City would not object to the Redevelopment Authority taking care of the bond financing.

Holly Patzer, director of Wisconsin Correctional Foundation, Inc., provided information of tenants and available space in the building.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9959.

Item 3, Regular Business

Resolution approving a Riverwalk Development Agreement among First Place Milwaukee, LLC, Key Bridge Group, the City of Milwaukee and the Redevelopment Authority to share in total eligible costs of constructing the Riverwalk adjoining the property at 106 West Seeboth Street. (12th Aldermanic District; submitted by Economic Development)

The item was presented Allison Rozek of the Economic Development, Financing will cover 70% of the costs for the riverwalk, public plaza, and street stubs and 50% of the costs for the dockwall, which is consistent with City policy. \$68 million of private investment funds have also been contributed toward the project. 151 new residential units and 17,300 SF of retail space are scheduled for construction starting in December 2007.

Neera Anand of Key Bridge Group answered commissioners' questions regarding boat slips and how they will be managed by the condo association.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9960.

Item 4, Regular Business

Resolution approving a Development Agreement among USL Land LLC, the City of Milwaukee and the Redevelopment Authority to share in total eligible costs of constructing the Riverwalk adjoining the property at 1531 North Water Street and other public infrastructure associated with the site. (3rd Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development stated the Agreement will provide TID funds for 70% of the costs for the riverwalk and public plaza and 50% for the dockwall associated with The North End redevelopment of the former Pfister & Vogel tannery. In addition, TID funds will be used for environmental cleanup and demolition associated with the public portion of the site. Previously, the Authority authorized a loan for demolition and remediation. The North End will contain 500 new residential units and 25,000 SF of retail space.

Dick Lincoln of the Mandel Group gave a Powerpoint presentation on The North End that summarized the project and schedule over the next several years. He emphasized that 38% of the site will be in public use. Mr. Lincoln also answered questions on how MMSD

sewers impact the site, parking and condominium affordability. The units will be market rate, but 10-15% are requested to qualify for WHEDA first-time buyer loans.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9961.

Item 5, Administration

Resolution approving a contract with Vandewalle and Associates for economic development planning and consultation. (Multiple Aldermanic District; submitted by Commissioner's Office)

Lori Lutzka of the Economic Development staff presented the item on behalf of the Executive Director. She explained that Vandewalle and Associates has worked with Milwaukee 7 in preparing the City's comprehensive plan and will provide critical economic information to the Authority and Executive Director.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9962.

Item 6, Administration

Resolution commending Joel T. Brennan for his service to the Redevelopment Authority of the City of Milwaukee.

The commissioners each read a portion of the resolution and gave their thanks to Mr. Brennan for his service. Mr. Brennan also addressed the commissioners.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9963.

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



Elaine M. Miller
Special Designee to the 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.