

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR AND ANNUAL MEETING
DECEMBER 13, 2007**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. in the Milwaukee Intermodal Station, 433 West Saint Paul Avenue, Suite 300, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Kathryn M. West, Chair
Commissioner Robert B. Rondini, Vice Chair
Commissioner Alderman Willie Wade (arrived by Item 2)
Commissioner Sernorma Mitchell
Commissioner Lois A. Smith
Commissioner Bill Schwartz

MEMBERS EXCUSED: Commissioner Kenneth L. Johnson
Commissioner Robert B. Rondini, Vice Chair (excused by Item 3)

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 meeting. Hearing no corrections or objection, the minutes were adopted by consent.

Mr. Misky reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on November 29, 2007 and December 6, 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 November 29, 2007 and December 6, 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 designating the property at 3716-3734 West Wisconsin Avenue as blighted for the purpose of providing financial assistance for redevelopment and borrowing purposes. (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team explained the reason for this property being declared as blighted. A settlement between the City and the owner has been reached and part of the agreement was to declare the facility as blighted and this will allow the Authority to reduce financing costs for the owner as he redevelops it.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9968.

Item 2, Public Hearing

Resolution adopting the boundaries and Project Plan for the Mitchell Street Tax Incremental Financing District. (12th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team said the process for approval of this tax incremental district had to be repeated because of a procedural error. The Department of Revenue requires that all deadlines should be met before approval. He highlighted detailed plans for the area, including upgrades for the street lighting and forgivable loans for exterior work by the residential owners.

Judi Keller, head of the BID district for Mitchell Street summarized what is planned for the Goldmann's store. Some property owners from the area shared their views on how tax incremental funds are being used. Michael McGuire, aide to Alderman Witkowiak gave his support to the plan.

Commissioner Rondini 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. 9969.

Item 3, Public Hearing

Resolution facilitating industrial expansion by approving the blight designation and acquisition of the privately owned properties at 3478 West Hopkins Street and 4250-4300 North 35th Street and authorizing a Redevelopment And Eminent Domain Contract with Integrated Mail Industries, Ltd. (1st Aldermanic District; submitted by City Attorney/Real Estate)

Elaine Miller of the Real Estate staff along with Gregg Hagopian of the City Attorney's office presented this item. Integrated Mail has a need to expand their facilities. They asked for the Authority to intervene by using the eminent domain process to obtain the adjacent lot owned by Bee Bus Line company. They also gave substantial evidence that the properties under discussion were to be declared blighted.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9970.

Item 4, Public Hearing

Resolution authorizing an Option to Purchase with Midtown Terrace LLC for the properties at 2704-32 West Lisbon Avenue for housing development. (15th Aldermanic District; submitted by Development Team)

Jim Sayers of the Development Team staff talked about the plans for the vacant lot for residential development. Kalan Haywood of Vanguard Development gave details on the business partnership that will create an affordable housing development in this area. Alex Runner, aide to Ald. Hines gave his support for the project.

Commissioner Mitchell moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9971.

Item 5, Public Hearing

Resolution approving the blight designation and acquisition of the City-owned properties in the vicinity of 32nd and Garfield and authorizing an Option to Purchase with North Avenue Community Development Corporation for the properties and 2200-06 North 32nd Street for housing development. (15th Aldermanic District; submitted by Real Estate)

Elaine Miller of the Real Estate staff talked about the need for bringing all of the scattered sites in this area under one common owner. Renee Booker, director of North Avenue Community Development Corporation, explained how they plan to market these homes to people in the community.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9972.

Item 6, Regular Business

Resolution relative to entering into an Intergovernmental Agreement with the Wisconsin Department of Natural Resources to facilitate the environmental assessment of the 30th Street Industrial Corridor. (1st,4th,7th,15th Aldermanic District; submitted by Environmental)

Karen Dettmer of the Environmental staff mentioned in 2004 the Authority received \$400,000 in grant funds from the EPA to assess sites located in the 30th Street Industrial Corridor. With staff being reduced at the WDNR, RACM will oversee various sites and use outside consultants for site assessments.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9973.

Item 7, Regular Business

Resolution authorizing a grant agreement with the Riverworks Development Corporation for the Riverworks Commerce Center project at 3500 North Holton Street. (6th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team explained that North Milwaukee State Bank will lease the first floor space at this center.

Darryl Johnson of the Riverworks Development Corporation said that their corporation will occupy the second floor space for offices and training rooms. He shared his enthusiasm for this project and the value this will bring to the City.

Commissioner Mitchell moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9974.

Item 8, Regular Business

Resolution authorizing a Certificate of Completion and return of the Performance Deposit to Space Developers, LLC for 1620-1634 West Fond du Lac Avenue. (15th Aldermanic District; submitted by Real Estate)

Dan Casanova of the Real Estate staff reminded that the Authority approved the sale of this property to Space Developers. Gestra Engineering moved in and finished the project early. They are asking for their \$10,000 performance deposit funds.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9975.

Item 9, Regular Business

Resolution allocating the 2007 Commercial Revitalization Deductions to qualifying businesses that have completed, or will implement commercial new construction or substantial renovation projects within Milwaukee's Renewal Community. (multiple Aldermanic District; submitted by Economic Development)

Lori Lutzka of the Economic Development team mentioned that the Authority receives an allocation of \$12 million annually from the federal government in credits for various projects. The Commercial Revitalization Committee set up for this program to receive 14 applications seeking \$40 million in credits for 2007. Ten were actually approved, two were to be carried over and evaluated for 2008, one would be given a "commitment" in 2008, and one was approved in 2006. Ms. Lutzka also explained how the committee arrived at each recommendation.

Commissioner Mitchell moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9976.

Item 10, Regular Business

Resolution approving a License Agreement among the Redevelopment Authority of the City of Milwaukee, the State of Wisconsin on behalf of the Board of Regents of the University of Wisconsin System on behalf of the University of Wisconsin – Milwaukee, the Milwaukee Rowing Club and Beerline River Homes Condominium Association, LTD to install a RiverPulse data sonde on the dockwall at 1990 North Commerce Street. (6th Aldermanic District; submitted by Economic Development)

Alyssa Elver of the Economic Development team stated that this device (data sonde) will measure the water quality of the Milwaukee River. This can be transformed as video art which can be viewed under the bridge at Water and Brady Streets.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9977.

Item 11, Regular Business

Resolution making an order providing for laying out, relocation and improvement of Spot Acquisition projects. (4th, 6th, 7th & 15th Aldermanic District; submitted by Real Estate)

Dwayne Edwards of the Real Estate staff will allow the Authority to pursue acquisition of property through jurisdictional offers, which is a less controversial method.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 9978.

Item 12, Administration

Annual election of the Chair and Vice Chair. (N/A Aldermanic District; submitted by RACM Administration)

Kathryn West accepted the position as the RACM chairperson. Robert Rondini accepted the position for vice chair.

Item 13, Administration

Resolution to approve the 2008 meeting schedule. (Submitted by RACM Administration)

The meeting schedule is approved with one tentative adjustment for the March 20th meeting date.

Commissioner Smith 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. 9979.

Item 14, Administration

Resolution to approve the 2008 operating budget. (Submitted by Budget)

Tom Croasdaile of the Budget staff suggested if the budget hearing could be held in closed session with the auditors. The commissioners agreed with this suggestion.

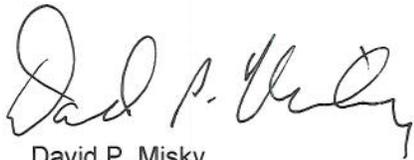
Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 9980.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith

to schedule the next regular meeting for **January 17, 2008**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

Redevelopment Authority Minutes
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A handwritten signature in black ink, appearing to read "David P. Misky". The signature is fluid and cursive, with a large initial "D" and "M".

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.