

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
APRIL 17, 2008**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

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

MEMBERS EXCUSED:                 Commissioner Kenneth L. Johnson

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 March 20, 2008 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the property sale in the Menomonee Valley, Class 2 Notices were published in The Daily Reporter on April 4, 2008 and April 10, 2008.

**Item 1, Public Hearing**

Resolution approving an Option to Purchase for a property in the Menomonee Valley Industrial Center with CAM-JWM, LLC for development of an office and manufacturing facility for Charter Wire in the former Milwaukee Road Shops Redevelopment Project Area. (8th Aldermanic District; submitted by Real Estate)

David Misky of the Real Estate staff gave details on Charter Wire, a company that plans to purchase eight acres of land in the Menomonee Valley Industrial Center. He then highlighted the guidelines that have been set for projects in the Menomonee Valley such as site coverage and the number of jobs created overall for the business park. John Mellowes, vice president of Charter Wire, gave some history of the company. He explained their need to expand their business for manufacturing process changes.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9997.

**Item 2, Regular Business**

Resolution relative to application, acceptance and funding of a Wisconsin Department of Natural Resources grant to assist in environmental remediation for the proposed Palomar development at 301 West McKinley Avenue. (3rd Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development Team stated a request for a \$200,000 grant for remediation costs.

Rob Ruvin of Ruvin Development summarized what the components of this project which will include the hotel and a public plaza. Adam Jelen of Gilbane Construction highlighted other details on the public plaza.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9998.

**Item 3, Regular Business**

Resolution relative to application, acceptance and funding of a Wisconsin Department of Natural Resources grant to assist Ruvin Development in environmental remediation for the proposed Aloft development at 202 West Juneau Avenue. (3rd Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development team stated that a \$75,000 grant was needed for a public plaza and access to the riverwalk. The access to the riverwalk will meet up to the City's standard for properties adjacent to the river.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9999.

**Item 4, Regular Business**

Resolution approving a License Agreement between the Redevelopment Authority of the City of Milwaukee and 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 to install a RiverPulse Data Sonde on the dockwall at 1872 North Commerce Street. (6th Aldermanic District; submitted by Economic Development)

Alyssa Elver of the Economic Development team mentioned that they found a better location for putting the data sonde equipment in the parking lot that is owned by the Redevelopment Authority.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10000.

**Item 5, Regular Business**

Resolution authorizing the issuance of redevelopment revenue bonds, Series 2008 (HSI Industrial I, LLC Project.) (8th Aldermanic District; submitted by Economic Development)

James Scherer of the Economic Development team stated that \$6,000,000 in tax revenue bonds will be needed to fund this project.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10001.

**Item 6, Regular Business**

Resolution authorizing issuance of redevelopment revenue bonds (Sherman Gardens Apartments Project.) (1st Aldermanic District; submitted by Economic Development)

James Scherer of the Economic Development team stated that \$3.5 million in tax revenue bonds will be needed to finance this project.

Mike Ash of Gorman and Company explained that they applied to WHEDA in January to receive tax credits. He also answered questions about what is considered to be affordable housing and how tenants are handled as they assume occupancy for these buildings.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10002.

**Item 7, Regular Business**

Resolution authorizing an amendment to a contract with Marek Landscaping, LLC for landscape maintenance activities required for the Menomonee Valley Industrial Center and Community Park. (8th Aldermanic District; submitted by Environmental)

Karen Dettmer of the Environmental team requested that the contract be renewed with Marek Landscaping for their outstanding work in Menomonee Valley.

Commissioner Mitchell moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10003.

**Item 8, Regular Business**

Presentation of the Menomonee Valley Industrial Center park area project. (8th Aldermanic District; submitted by Economic Development)

David Misky of the Economic Development team summarized what has been done to work with the greenspace areas in Menomonee Valley. Laura Bray of Menomonee Valley Partners highlighted their role in helping employers with resources to make their moves smoother for their workforce. A competition has been started through UWM for students to design and construct a storage shed for equipment used by the Hank Aaron state trail among other users.

**Item 9, Administration**

Resolution establishing the investment policy for the Redevelopment Authority. (submitted by Budget)

Sandy Rotar of the Budget staff said that the auditors recommended that an official investment policy be adopted by the Redevelopment Authority and kept on file. Joe'Mar Hooper of the Budget staff gave a detailed account of what the policy entails.

Commissioner Mitchell moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner West abstaining. Adopted resolution is No. 10004.

**Item 10, Administration**

Presentation of the 2004-2006 single audits for the Redevelopment Authority prepared by Virchow Krause & Company. (submitted by Budget)

Sandy Rotar of the Budget staff said that our former auditor, KPMG never finalized the RACM audit for 2003. Virchow Krause & Company has updated the audit reports from 2003 through 2006 and are now on file.

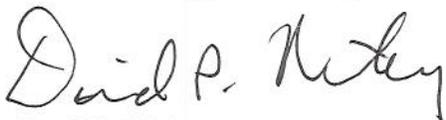
**Item 11, Closed Session**

Upon motion duly made and carried, the Board may convene in closed session pursuant to Sec. 19.85 (1)(g) Wis. Stats. To confer with legal counsel regarding pending and/or actual litigation involving the Redevelopment Authority, including RACM v. MITC and VFW v. RACM. (submitted by City Attorney)

The Authority entered closed session for a discussion with Attorney Hagopian before reconvening in open session to adjourn.

**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 **May 15, 2008**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



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.