

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
OCTOBER 16, 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 Kenneth L. Johnson  
Commissioner Alderman Willie Wade  
Commissioner Lois A. Smith  
Commissioner Bill Schwartz

**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 September 18, 2008 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on October 2, 2008 and October 9, 2008. 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 approving the blight designation and acquisition of the privately owned property at 2522 West Clybourn Street and the adjacent City-owned vacant lots and authorizing subsequent conveyance to Cardinal Capital Management, Inc. for development of the Autumn West supportive housing project. (4th Aldermanic District; submitted by Real Estate)

The item was held and may be heard at a future meeting.

**Item 2, Public Hearing**

Resolution approving the blight designation and acquisition of five privately owned and 23 City-owned vacant lots in the vicinity of North 32nd Street and West Garfield Avenue and amending the Option to Purchase with North Avenue Community Development Corporation to include these properties for The Avenue housing development. (15th Aldermanic District; submitted by Real Estate)

Elaine Miller of the Real Estate staff stated these lots had been declared blighted in December of 2007. Allocation of tax credits from WHEDA for the project had not been awarded at that time. They have received them now and will proceed with single family housing with a rent-to-own process. This will be a better fit for the neighborhood.

Teig Whaley-Smith, consultant from Historic King Drive BID, explained why they didn't get their tax credits from WHEDA in 2008. Renee Booker, president of NACDC, shared his vision of what this project will do for the surrounding community. Both said that home ownership of these properties is the target goal for anyone who has an interest in redeveloping these vacant lots.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10036.

**Item 3, Public Hearing**

Resolution relative to application, acceptance, and funding of brownfield grant applications to the United States Environmental Protection Agency for assessment, loan funds, and remediation of various brownfields throughout the City of Milwaukee. (All Aldermanic Districts; submitted by Real Estate)

Karen Dettmer of the Real Estate staff shared the success of the Authority receiving these EPA grants in past years. \$10.9 million in grant funds has been awarded to the Authority since 2001 to cleanup, assess and provide loans for various brownfield sites. Real Estate will be applying for \$400,000 for assessment for different locations. Also, \$1,000,000 is being sought for revolving loan funds. Three \$200,000 cleanup grants will be applied for site specific properties, including 31st & Galena Street, 104 East Nash Street, and 2055 North 30th Street.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10037.

For the record, Commissioner Rondini left the board meeting.

**Item 4, Regular Business**

Resolution relative to application, acceptance, and funding of a State of Wisconsin Department of Natural Resources Brownfield Site Assessment Grant for assessment and demolition of various Brownfields throughout the City of Milwaukee. (All Aldermanic Districts; submitted by Real Estate)

Karen Dettmer of the Real Estate staff said that the Authority will apply to the Department of Natural Resources for \$255,000 in assessment grants for specific properties. Since 2001, the Authority has been successful in using 35 grants for assessment and/or demolition of 34 properties.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10038.

**Item 5, Regular Business**

Initial resolution regarding redevelopment revenue bond financing for Triangle Tool Corporation for the property at 8609 West Port Avenue. (9th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team mentioned this resolution will permit Triangle Tool to finance addition and purchase of equipment for their company.

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. 10040.

**Item 6, Regular Business**

Resolution approving a development agreement among the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee and Block 10 Properties, LLC to share in total eligible costs of constructing a Riverwalk Improvement adjoining the property at 202 West Juneau Avenue. (3rd Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development team said this agreement will allow for the riverwalk, dockwall and public plaza to be constructed. The City will pay for 70 percent of the costs for the riverwalk, 50 percent for the dockwall, and 70 percent for the public plaza. The targeted date for completion is in the fall of 2009.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10039.

**Item 7, Regular Business**

Resolution authorizing the approval of a Substitute Credit Facility for the \$68,210,000 Redevelopment Authority of the City of Milwaukee (Wisconsin) Variable Rate Demand Redevelopment Lease Revenue Bonds, Series 2005 (University of Wisconsin-Milwaukee Kenilworth Project). (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff mentioned this project was financed by Redevelopment Authority revenue bonds. With the change in variable rates in the market, the option for an alternative backer would be needed if and when a substitute letter of credit agreement would be secured.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10041.

**Item 8, Regular Business**

Resolution approving Cooperation Agreement with the City of Milwaukee for the Bronzeville Tax Increment District No. 59. (6th Aldermanic District; submitted by Economic Development)

The item was held and will be heard at a future meeting.

**Item 9, Regular Business**

Resolution accepting an Offer to Sell and Relocation Settlement Agreement and Release submitted by Albert Grant, Jr. for the real estate and personal property at 411 West North Avenue. (6th Aldermanic District; submitted by Neighborhood Business)

Dwayne Edwards said that this property had been declared blighted in 2007. The property owner waived rights to challenge the offer made by the Authority for their parcel. The plan is to demolish the building and develop the site as it is a prime parcel in the Bronzeville district.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10042.

**Item 10, Regular Business**

Resolution accepting an Offer to Sell submitted by Jywanzo Loyd for the property at 3916 West Lisbon Avenue. (15th Aldermanic District; submitted by Neighborhood Business)

Dwayne Edwards stated this property is blighted. The Authority is working on a purchase price with United Methodist Children's Services who is interested in the site.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10043.

**Item 11, Regular Business**

Resolution approving a cooperation agreement with the City of Milwaukee and 30th Street Industrial Corridor Corporation for the preparation of the Near North Side Area Plan. (1st, 6th, 7th & 15th Aldermanic District; submitted by Planning)

Robert Harris of the Planning staff said that 13 area plans are being worked on. Six plans are currently completed, two are to be completed this year and five are to be completed next year.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10044.

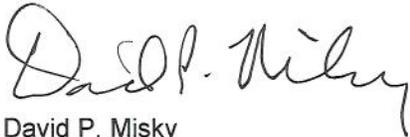
**Item 12, Administration**

Presentation of the 2007 single audit prepared by Virchow & Krause. ( Aldermanic District; submitted by Budget)

Joe'Mar Hooper of the Budget staff stated this single audit was put together ahead of the deadline. Only one material finding was found in 2007 and is being addressed in 2008.

**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 **November 20, 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.