

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR AND ANNUAL MEETING  
DECEMBER 18, 2008**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. at the Iron Horse Hotel, in the Gallery Room, 500 West Florida Street, Milwaukee, Wisconsin.

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

**MEMBERS EXCUSED:** Commissioner Kenneth L. Johnson

**ALSO IN ATTENDANCE:** Rocky Marcoux, Executive Director-Secretary  
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 November 20, 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 December 4, 2008 and December 11, 2008.

**Item 1, Public Hearing**

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

Yves LaPierre of the Real Estate staff mentioned that the Vanguard Group and Commonwealth Development Partners LLC, commonly known as Lisbon Terrace LLC did not receive their 2008 tax credits in April of 2008. Kalan Haywood of Vanguard Development spoke about the need for their 24 unit housing project. They will be preparing their final plans while applying for 2009 WHEDA tax credits and receiving financing for their project.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10051.

**Item 2, Regular Business**

Resolution authorizing the Redevelopment Authority of the City of Milwaukee to enter into a cooperation agreement with the City of Milwaukee for the purpose of making a loan in the amount of \$200,000 to Super Steel Products Corporation at 7900 West Tower Avenue. (9th Aldermanic District; submitted by Economic Development)

Marcia Theusch of the Milwaukee Economic Development Corporation gave a brief history about this company and their interest in expanding their company in Milwaukee. Mr. Schmelzer, president of Super Steel, highlighted the assets of the company and expressing the need for approval of this resolution.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10052.

**Item 3, Regular Business**

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

Jim Scherer of the Economic Development staff said that the Black Holocaust museum had to close its doors and there are no immediate plans to open it. The Authority will acquire the property by paying off the mortgage note of \$250,000. Efforts will be made to sell the property that had been occupied by the museum.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10053.

**Item 4, Regular Business**

Resolution relating to the issuance of Redevelopment Authority Revenue Bonds Cambridge Commons Student Housing Project at 1436 East North Avenue. (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff stated that the Authority serves as a conduit for \$52 million in revenue bonds for this UW-Milwaukee housing project.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10054.

**Item 5, Regular Business**

Resolution authorizing Redevelopment Authority of the City of Milwaukee, Wisconsin Revenue Bonds (Kashou Brothers, LLC) at 7620 North 81st Street. (9th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff said that \$1.5 million in bonds would be used to make renovations to the existing facility to allow for expansion.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10055.

**Item 6, Regular Business**

Resolution approving an amendment to the purchase, sale and development agreement with North Carolina Avenue, LLC for the property at 401-41 West Wisconsin Avenue for mixed-use development. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development team shared that this is a significant piece of real estate that has been vacant for 25 years. This amendment will allow North Carolina Avenue, LLC to have a six month extension for developing this vacant parcel. Rocky Marcoux, commissioner of DCD, pointed out the benefits of working with this developer with these changes.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10056.

**Item 7, Regular Business**

Resolution authorizing a contract to piggyback off the City of Milwaukee's Environmental Service umbrella contract for environmental contracting and consulting services. (All Aldermanic District; submitted by Budget)

Scott Stange of the Budget staff pointed out how the City has a process for contracts with environmental contractors for various projects. In the past, the Authority had used the terms of the previous City environmental services umbrella contract for consulting work on RACM properties. Now, the Authority desires to enter into a piggyback Environmental Services umbrella contract with the City chosen vendors for services, in an amount not to exceed \$3,750,000 from January 2009-December 2011. These services would be paid for by grant dollars.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10057.

**Item 8, Regular Business**

Resolution relative to the application, acceptance and funding of a U.S. Bank Business Development Grant for the City of Milwaukee. (4th Aldermanic District; submitted by Neighborhood & Business Development Team)

Abra Fortson of the Neighborhood & Business Development team stated this grant would apply to businesses located in Avenues West Business Improvement District along West Wisconsin Avenue from 27th to 35th Street and along North 27th from West St. Paul Avenue to Highland Avenue.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10058.

**Item 9, Regular Business**

Resolution allocating the 2008 Commercial Revitalization Deductions to qualifying businesses that have completed, or will implement, commercial new construction or substantial renovation projects within Milwaukee's Renewal Community. (All Aldermanic District; submitted by Economic Development)

Alyssa Elver of the Economic Development team shared information about fifteen businesses who applied and were approved by the CRD committee for \$12 million in tax incentives to construct or renovate their properties. These are the businesses that were approved:

<u>Property Owner</u>	<u>Address</u>	<u>CRD Allocation</u>
PAW Investments LLP	3601 W. Douglas Avenue	\$ 385,500.00
Taylor Dynamometer, Inc.	3602 W. Wheelhouse Road	\$ 1,758,531.00
Hausmann Enterprises	2611-2613 W. State Street	\$ 152,607.00
540 S 1st Street, LLC	540-544 S. 1st Street	\$ 1,109,077.00
Rider Hotel LLC	500 W. Florida Street	\$ 1,282,802.00
234 Florida LLC	330 S. 3rd/234 W. Florida Street	\$ 1,659,200.00
221 2nd Street, LLC	221-225 S. 2nd Street	\$ 305,250.00
General Capital	252 East Menomonee	\$ 343,125.00
342 Water LLC	342 N. Water Street	\$ 1,022,750.00
Ambassador Enterprise LLC	2308 W. Wisconsin Avenue	\$ 3,078,051.00
Benjamin J Smith	4244 N. 27th Street	\$ 203,375.00
Sandwich Properties, LLP	4134 W. Villard Avenue	\$ 699,732.00

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10059.

**Item 10, Regular Business**

Resolution authorizing release of properties at 830, 834 & 840 North 26th Street from the mortgage with West End Development Corporation and authorizing reacquisition of 824 & 846 North 26th Street. (4th Aldermanic District; submitted by Real Estate)

Elaine Miller of the Real Estate staff said that West End Development had planned to save these three homes located behind the hotel. The homes were moved and West End has been unable to sell the homes. The organization has since went bankrupt and the market conditions are such that the Authority will not be able to get their loan paid off. The Authority will reacquire all three homes and attempt to sell them.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Schwartz abstaining. Adopted resolution is No. 10060.

**Item 11, Administration**

Near final cost review of tax increment funding for Manpower Headquarters and parking structure. (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team shared a final report for completing the parking ramp and the project. This is being done ahead of time to expedite the closeout of the project when it is finished.

**Item 12, Administration**

Resolution approving the 2009 RACM Operating Budget. (Submitted by Budget)

Joe'Mar Hooper of the Budget staff shared details about the RACM budget. There will not be an abundance of TID funds to help pay for administration costs. Salaries will be coming from grant funds. Commissioner Smith left prior to the vote on this item.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10061.

**Item 13, Administration**

Annual election of the chair and vice chair. (Submitted by Real Estate)

Robert Rondini was elected to serve as chair and Lois Smith was elected to serve as the vice chair.

**Item 14, Administration**

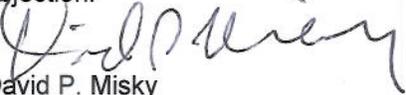
Resolution approving the 2009 meeting schedule. (Submitted by Real Estate)

The resolution passed without discussion.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10062.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular meeting for **February 19, 2009**, 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.