

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 19, 2009**

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 Robert B. Rondini, Chair
Commissioner Lois A. Smith, Vice Chair
Commissioner Kathryn M. West
Commissioner Kenneth L. Johnson
Commissioner Alderman Willie C. Wade
Commissioner Bill Schwartz
Commissioner Nancy Hernandez

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 December 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 February 5, 2009 and February 12, 2009. For hearings on blight designations, owners were provided with the statutory 20-day notice, unless such notice was waived in writing.

Item 1, Administration

Zilber Group neighborhood initiative presentation. (Submitted by Real Estate)

Susan Lloyd gave a presentation that highlighted Mr. Zilber's commitment to the revitalization of neighborhoods in the local community. Fifty million dollars will be invested over the next ten years.

Item 2, Public Hearing

Resolution extending a variance to the maximum height from 12 stories as required in the Park East Redevelopment Plan to 30 stories for property in Block 8 of the Park East corridor. (4th Aldermanic District; submitted by Economic Development)

Allison Rozek of the Economic Development team stated this resolution will grant the prospective developer an 18-month extension for refinancing this project. Rick Barrett, developer for the Moderne, explained the reasons and the sources for financing this project.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10063.

Item 3, Public Hearing

Resolution facilitating redevelopment of the former Esser Paint facility by approving the blight designation and acquisition of properties and approving an agreement with Galena Redevelopment Corporation for settlement of certain claims. (4th Aldermanic District; submitted by Real Estate)

Benjamin Timm of the Real Estate staff gave the history of the Esser Paint company. These three parcels will be transferred to RACM for the buildings to be demolished, environmental work to be done and redevelopment to occur. Danielle Bergner, assistant City attorney, explained the settlement terms with Galena Redevelopment Corporation for working on the property.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10064.

Item 4, Public Hearing

Resolution approving the blight designation of seven City-owned brownfields for acquisition and remediation as a condition of an EPA grant and the blight designation and acquisition of the City-owned lots adjoining these brownfields to facilitate future redevelopment. (6th & 15th Aldermanic District; submitted by Real Estate)

Tory Kress of the Environmental staff said that typically ownership is transferred to RACM after the grants are applied for. This year, the transfer of ownership is taking place first for these three sites: 104 East Nash Street, 2055-63 North 30th Street, and 31st & Galena Streets. A local citizen, Steven Adams, shared his approval on what's being done in this neighborhood.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10065.

Item 5, Regular Business

Resolution approving First Amendment to the Riverwalk Development Agreement for construction of a Riverwalk segment adjoining the property located at 1858 North Commerce Street. (6th Aldermanic District; submitted by Economic Development)

Alyssa Elver of the Economic Development team mentioned that bids had been submitted for constructing the Riverwalk at this address. Titan Builders won the bid. The owner of the property would like to extend the construction deadline due to financing.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10066.

Item 6, Regular Business

Resolution relating to amendments to the bond documents for the Redevelopment Authority of the City of Milwaukee Variable Rate Demand Redevelopment Revenue Bonds, Series 1999 (Wisconsin Humane Society, Inc. Project) (10th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team explained this resolution includes some technical changes. There will be a change in the letter of credit provider and the denomination language for bonds sold.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10067.

Item 7, Regular Business

Resolution extending the Purchase and Sale Agreement with Sixth and Vine LLC for the properties within Phase I of the Vineyard Business Park Development. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff stated that Vineyard Business Park is requesting financial assistance granting a six month extension for construction.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10068.

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 **March 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.