

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

**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 Lois A. Smith, Vice Chair  
Commissioner Kathryn M. West  
Commissioner Kenneth L. Johnson  
Commissioner Bill Schwartz  
Commissioner Nancy Hernandez

**MEMBERS EXCUSED:** Commissioner Alderman Willie Wade  
Commissioner Robert B. Rondini, Chair

**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 February 19, 2009 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

**Item 1, Regular Business**

Resolution approving and authorizing the solicitation of proposals and entering into a contract for the preparation of two market analysis and implementation strategies for the Southwest Side area plan and the West Side area plan. (8th,11th,13th & 14th Aldermanic District; submitted by Planning)

Karen Mierow of the Planning staff stated she is working on one of the thirteen comprehensive area plans. This resolution is to request the contracting of one consultant to prepare two market analyses and implementation strategy plans for the Southwest Side and the West Side. She also explained that a budget is set aside for each area plan by the Common Council.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10069.

**Item 2, Regular Business**

Resolution approving the contract for the preparation of the West Side Area Plan. (2nd, 5th,7th,9th,10th & 15th Aldermanic District; submitted by Planning)

Janet Grau of the Planning staff gave the detailed boundaries for the West Side area plan. The market analysis being prepared for this plan is contracted out separately. As with Item 1, the Common Council has set aside funds for this scope of work.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10070.

**Item 3, Regular Business**

Resolution amending a previous resolution regarding issuance of revenue bonds for the (Wisconsin Housing Preservation Corp.) McKinley Gardens project. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development staff said this resolution amends the participants in the bond agreement from Robert W. Baird to M&I Bank. Tom Gartner, City Attorney, explained that M&I Bank did not want to be both the tax investor and the underwriter for the project.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10071.

**Item 4, Regular Business**

Resolution authorizing the issuance of redevelopment revenue bonds, Series 2009 (Triangle Tool Corporation Project) at 8609 West Port Avenue. (9th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development team said that \$6 million in bonds is being requested by this company. They are adding 18,000 square feet to their current facility.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10072.

**Item 5, Administration**

Resolution approving and authorizing the solicitation of proposals and entering into a contract for financial feasibility services. (submitted by Economic Development)

Jim Scherer of the Economic Development team stated there had been a long term contract with a company for financial forecasting and negotiations for tax increment projects. This resolution authorizes staff to issue a request for proposal for the possibility of a new contractor to perform those services.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10073.

**Item 6, Regular Business**

Resolution authorizing a certificate of completion and return of the performance deposit to Teutonia Gardens, LLC for the property at 2711 North Teutonia Avenue. (15th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate staff said a \$5,000 performance deposit is being requested for completion of Phase I of this project. Phil Schultz, president of Midwest Affordable Housing Corporation, talked about the financing for the project. The leasing for each unit has turned around quickly. Melissa Goins of Maures Development Group summarized the plan for the Phase II part of the project entitled Franklin Square, a historic gathering place for the surrounding community.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10074.

**Item 7, Regular Business**

Resolution designating boundaries for the proposed Port of Milwaukee Redevelopment project area and declaring such area to be a blighted area in need of a redevelopment and urban renewal project. (13th & 14th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development team said that this plan will further the mission of the M7 Water Council. There is widespread concern throughout the United States about water resources. This resolution helps to identify this area with great potential for redevelopment for water-related businesses.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10075.

**Item 8, Regular Business**

Resolution authorizing service of a jurisdictional offer and making an award of damages for the property at 2211 West Wells Street. (4th Aldermanic District; submitted by Neighborhood & Business Development)

Dwayne Edwards of the Neighborhood & Business Development team explained this resolution approving a jurisdictional offer with the owner. This is the second step in the process of acquiring the property since the owner and the Redevelopment Authority were unable to agree on a purchase price.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10076.

**Item 9, Regular Business**

Resolution approving a cooperation agreement with Milwaukee County. (15th Aldermanic District; submitted by NIDC)

Jim Sayers of NIDC discussed the agreement with Milwaukee County to do berm removal at Johnsons Park. Thomas Dunbar from the Center for Resilient Cities highlighted the concept plan for rebuilding the park.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10077.

**Item 10, Regular Business**

Resolution authorizing a second 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 Real Estate)

David Misky of the Real Estate staff stated Marek Landscaping has proven to be efficient in their maintenance of the Valley. This resolution will extend a one-year contract with Marek for continued landscaping maintenance.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10078.

**Item 11, Regular Business**

Resolution approving a contract between the Redevelopment Authority and Precision Consulting for the creation of real estate databases. (submitted by Budget)

Joe'Mar Hooper of the Budget team said this resolution will authorize Precision Consulting to finish their creation of a database for the Redevelopment Authority Real Estate division.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10079.

**Item 12, Regular Business**

Resolution approving a contract between the Redevelopment Authority and Precision Consulting for the maintenance of various databases. (submitted by Budget)

Joe'Mar Hooper of the Budget team stated that Precision Consulting would be the best candidate to maintain various databases for the Authority.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10080.

**Item 13, Administration**

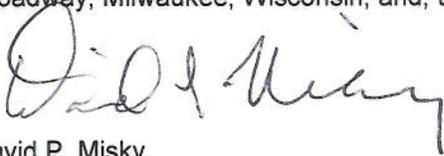
Resolution authorizing the creation of one RACM Graduate Intern Position and authorizing the Executive Director to fill the position. (submitted by Budget)

Joe'Mar Hooper of the Budget staff said that a GIS specialist position had dissolved following the departure of a recent employee. This resolution allows that position to be filled by one graduate intern.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10081.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular meeting for **April 16, 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.