

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
APRIL 16, 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 Bob Rondini, Chair
Commissioner Lois A. Smith, Vice Chair
Commissioner Kenneth L. Johnson
Commissioner Alderman Willie Wade
Commissioner Nancy Hernandez

MEMBERS EXCUSED: Commissioner Kathryn M. West
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 March 19, 2009 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 April 2, 2009 and April 9, 2009. 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 a lease with purchase option for Career Youth Development, Inc. for the property at 2615-43 North Dr. Martin Luther King Jr. Drive. **(6th Aldermanic District)**

Deshea Agee of the Nighborhood Business Development team requested a "lease and option agreement" for the above-referenced parcel. The Career Youth Development organization has been using the parcel for it's "Victroy Park" for many years and this agreement would formalize the use and provide an option for CYD to purchase the property. Mr. Charles Walton, Executive Director of CYD, impressed upon the RACM board the importance of the park in helping his organization succeed in it's mission. Mr. Earl Hill, Chairman of the CYD Board, also stated the importance of the park to the organization.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10082.

Item 2, Regular Business

Resolution giving preliminary approval to the issuance of revenue bonds on behalf of U.S. Bank National Association to finance demolition and redevelopment of a parking facility property located at 716 East Clybourn Street. **(4th Aldermanic District)**

Jim Scherer of the Economic Development team provided the background for the revenue bond financing for the demolition and redevelopment of a replacement parking facility for the U.S. Bank property on E. Clybourn Street. The current parking ramp is in

need of replacement and the bonds would assist in accomplishing that with possible expansion of a second tower. Mr. Scherer introduced John Schatz, a construction consultant, who will be representing U.S. Bank in all aspects of the project.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10083.

Item 3, Regular Business

Resolution authorizing service of a Jurisdictional Offer and making an Award of Damages for the property at 1638-40 North 31st Street. **(15th Aldermanic District)**

Dwayne Edwards of the Neighborhood Business Development team said this resolution provides authority to acquire the last privately-owned parcel along N. 31st Street between W. Galena and W. Walnut. The Authority has State of Wisconsin funds to demolish the existing building that has been previously deemed blighted. The acquisition would allow for the Authority to plan for a larger development in the Former Esser and Buckley Laundry sites.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10084.

Item 4, Regular Business

Resolution accepting an Offer to Sell submitted by Brenda L. Brantley for the property at 2317-25 North 6th Street. **(6th Aldermanic District)**

Dwayne Edwards of the Neighborhood Business Development team asked the item be removed from the agenda since the current owner has recently filed for bankruptcy protection and the Authority will need to proceed through a different venue to acquire the parcel.

Chair Rondini moved to remove this item to see if the bankruptcy process will result in the Authority acquiring the property.

Item 5, Administration

Resolution authorizing an amendment to a contract with Edgerton Contractors, Inc. for site activities required for preparing the Menomonee Valley Industrial Center and Community Park. **(8th Aldermanic District)**

Dave Misky of the Real Estate team requested a final contract amendment for Edgerton Contractors in the Menomonee Valley Industrial Center. The contract amendment was for \$490,000 to complete the site preparation for Charter Wire and to complete the site grading for the northeast quadrant which currently is being used for concrete crushing.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10085.

Item 6, Administration

Resolution approving a contract with CH2M Hill to extend technical assistance services at the Menomonee Valley Industrial Center and Community Park in the Menomonee Valley through the 2010 construction season. **(8th Aldermanic District)**

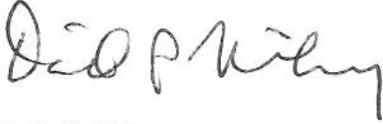
Dave Misky of the Real Estate team requested a \$25,000 single source contract for CH2M Hill to provide the Authority technical support with some of the remaining Menomonee Valley Industrial Center issues. These issues would include final grading, site preparation, and grant and award management.

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Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays.
Adopted resolution is No. 10086.

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 21, 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.