

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MAY 21, 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 Kathryn M. West
 Commissioner Bill Schwartz
 Commissioner Nancy Hernandez

MEMBERS EXCUSED: Commissioner Kenneth L. Johnson
 Commissioner Alderman Willie Wade

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 April 16, 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 May 4, 2009 and May 11, 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 adopting the boundaries and Project Plan for the City Lights Tax Incremental Financing District. **(8th Aldermanic District)**

Alyssa Elver and Jim Scherer of Economic Development described the project that would create a new TIF district in the Menomonee Valley incorporating the former manufactured gas site. The anchor tenant would be Zimmerman Architects who would occupy one of the historically-significant structures. Dave Stroik of Zimmerman expressed his company's desire to renovate the structure and lead in the redevelopment of the site. The TIF would be used for infrastructure including roads and utilities.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10087.

Item 2, Public Hearing

Resolution approving the blight designation and acquisition of the privately owned properties at 1443 and 1445-47 South Muskego Avenue and authorizing a Redevelopment and Eminent Domain Contract with Pete's Marketplace, Inc. **(12th Aldermanic District)**

Elaine Miller of Real Estate requested the board approve a blight designation and acquisition of the parcels allowing the expansion of Pete's Marketplace, doubling the size of their current operations. The Marketplace has grown rapidly over the past 10 years but the negotiations between the two parties for acquisition has not come to a resolution. Mr. Pete Tsiridis, the owner, described his company's start to the need for current expansion. Mr. Craig Yanzy, OneSource Consulting, provided

the details of the company's future expansion and the need for more space and more parking. Gregg Hagopian of the City Attorney's Office provided the legal rights of RACM with eminent domain and the process of the current law. Don Stinerpring, attorney representing the Cetinas' (current owner of the properties), objected to the resolution files with RACM. Rafael Cetina, son of the owners, also objected stating the dream his family had to open a night club at that location. Finally, Alderman Jim Witkowiak spoke of his support for the board to approve the resolution.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10088.

Item 3, Public Hearing

Resolution approving the blight designation and acquisition of the three privately owned properties in the vicinity of 26th & Hadley and authorizing subsequent conveyance to the City of Milwaukee to be included in the Option to Purchase with United Christian Church development of United Townhomes. **(7th and 15th Aldermanic District)**

Elaine Miller of Real Estate further described the United Christian Church project and the need for acquiring these additional parcels. The commissioners were interested in any early success of the "rent-to-own" concept. Matt Melendez spoke on the developer's behalf, stating the concept was still too early to tell, however, there is a lot of interest from the parishioners of the church including some that would like to stabilize the neighborhood by buying the homes themselves.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10089.

Item 4, Public Hearing

Resolution approving the blight designation and acquisition of the six privately owned properties and the adjacent City-owned vacant lots in the vicinity of 22nd & Clarke, 25th & Clybourn and 1st and Keefe to assemble sites for future development. **(4th, 6th, and 15th Aldermanic District)**

Elaine Miller of Real Estate made the request that would allow assembling parcels with other City- or RACM-owned parcels for larger redevelopments. Each of the six property owners had been notified and negotiations have been very favorable.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10090.

Item 5, Regular Business

Resolution amending terms of Redevelopment Authority Revenue Bonds (Schlitz Park Associates II project) Series 1998. **(3rd Aldermanic District)**

Jim Scherer of the Economic Development team provided background for the resolution where the debt of one of the buildings would be paid off through an appraisal/assessment review. It was stated that the trustee and bond issuer are comfortable with amending the terms of the bonds.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10091.

Item 6, Regular Business

Resolution approving the First Amendment to Milwaukee River Hotel LLC Riverwalk Development Agreement to authorize an expenditure cost-adjustment and to allow reimbursements every 30 days for the property at 202 West Juneau Avenue. **(3rd Aldermanic District)**

Allison Rozek of Economic Development stated this resolution would provide some assistance to the developer by fairly providing additional public monies to the project and minimizing the amount of time the developer has carrying costs.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10092.

Item 7, Regular Business

Resolution accepting an Offer to Sell submitted by Richard F. Dreyer & Diane Dreyer for the property at 2316-18 North 7th Street. **(6th Aldermanic District)**

Elaine Miller of Real Estate provided the background for this item stating this is in the Bronzeville district and will help with future development's need for parking. This property will "square off" the assembled parcels and provide more flexibility for a developer.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10093.

Item 8, Regular Business

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

Elaine Miller of Real Estate stated this item was held from the previous RACM meeting due to the owner having filed for bankruptcy protection. The Authority has worked with the debtor's attorney and have settled on a purchase price that should be approved by all parties.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10094.

Item 9, Regular Business

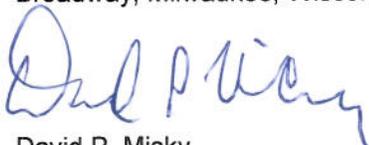
Resolution approving an Amendment to the Sale and Development Agreement with Martin Luther King Economic Development Corporation to allow the Housing Authority of the City of Milwaukee to acquire two homes developed for the King Commons Homeownership Initiative. **(9th Aldermanic District)**

Elaine Miller of Real Estate made the request that has been agreed upon by both MLK EDC and the Housing Authority.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10095.

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 **June 18, 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.