

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
JULY 14, 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 Bob Rondini, Chair  
    Commissioner Lois A. Smith, Vice Chair  
    Commissioner Kathryn M. West  
    Commissioner Ken Johnson  
    Commissioner Alderman Willie 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 June 18, 2009 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the proposed Tax Incremental Financing District boundary hearing scheduled today, Class 2 Notices were published in The Daily Reporter on June 30, 2009 and July 7, 2009. As required by Statutes, written notification was sent to the taxing jurisdictions prior to publication of the hearing notice and letters to property owners were sent within the proposed boundary before the 15-day notice requirement. For the hearing on a proposed Project Plan Amendment, an official notice was published in the Milwaukee Journal Sentinel on June 30, 2009 and July 7, 2009 and written notification was sent to the taxing jurisdictions prior to publication of the hearing notice. Finally, for the hearing on a property sale, an Official Notice was published in the Daily Reporter on June 30<sup>th</sup> and July 7<sup>th</sup>.

**Item 1, Public Hearing**

Resolution approving the boundaries and Project Plan for the North 35th Street and West Capitol Drive Tax Incremental Financing District (35<sup>th</sup> & Capitol TID). **(7th Aldermanic District)**

Prior to this item being introduced, Chair Rondini requested items #1 and #2 be heard together for the public hearing portion of the board meeting. Subsequently, Jim Scherer of Economic Development described the project (mix of residential, commercial, and industrial) and the boundaries of the TIF District. The district will include over 1,000 residential homes that will also be able to utilize some of the TIF financing for home improvements. The nearly \$16 million TIF will assist in financing the environmental remediation and infrastructure installation. Mr. Scherer made it clear that the parcel in the northwest corner of the TIF district is not part of the acquisition but is still owned by a subsidiary of the former Tower Automotive. Executive Director Marcoux discussed the importance of this project and stated the Administration's belief in 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. 10105.

**Item 2, Public Hearing**

Resolution authorizing an Agreement for Purchase and Sale with Milwaukee Industrial Trade Center for its properties in the 35th & Capitol Redevelopment Project Area (35<sup>th</sup> & Capitol TID). **(7th Aldermanic District)**

Benji Timm of Real Estate described the negotiations between the current owner, MITC, and RACM. MITC would sell the 84-acre parcel to RACM for \$3.5 Million with an additional \$1 Million for relocation of their business and their tenants. The acquisition money would come from the City's capital budget and/or from the TIF. RACM would be the landlord and manage the cleanup and infrastructure improvements. The number of grant opportunities was also discussed with several Recovery Act grants applications already being prepared. Dave Misky, Assistant Executive Director-Secretary, provided several support letters that were to be included in the formal record. Many of the support letters were from businesses located in the 30<sup>th</sup> Street Industrial Corridor (ICC). In addition, several members of the audience spoke in support of the acquisition including Ms. Brenna Holly, Executive Director of the 30<sup>th</sup> Street ICC.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10106.

**Item 3, Public Hearing**

Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 22 (TID 22 - Beerline). **(6th Aldermanic District)**

Alyssa Remington of Economic Development described the changes to the TID boundary for the Beerline B. The TID is performing well and the changes are needed for the City to contribute the standard 70% share of the riverwalk reconstruction needed at 1505 N. Rivercenter Drive (Schlitz Park). The owner of the property has expended \$900,000 on the dock wall to prepare it for the riverwalk. The value of the TID's contribution to this portion of the riverwalk is not to exceed \$596,000. The TID boundary amendment will also include the parcel at 1701-21 N. Water Street for construction of a riverwalk with an estimated cost of \$2 million. This is one of the last parcels to install a riverwalk and will connect riverwalks north and south of the parcel.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10107.

**Item 4, Public Hearing**

Resolution approving the blight designation and acquisition of the City-owned brownfield at 1200 West Washington for acquisition and remediation and authorizing subsequent conveyance to MCC Youthbuild, LLC for residential development (Blight Elimination/12<sup>th</sup> & Washington). **(12th Aldermanic District)**

Matt Haessly of Real Estate described the background of the project where the City of Milwaukee will transfer the parcel to the Redevelopment Authority for sale to the Milwaukee Christian Center and their Youthbuild project. The subject parcel has been historically used as an automotive repair facility and a metal shop leaving residual contaminants at the site. The Redevelopment Authority will be applying for a grant to cleanup the environmental issues (see next agenda item). MCC Youthbuild developed the adjacent parcel a few years ago as a single-family home and sold the unit recently. The Youthbuild program teaches young people the construction trades and, according to their representative, is one of their more successful programs.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10108.

**Item 5, Regular Business**

Resolution authorizing the application, acceptance, and funding of a Wisconsin Department of Natural Resources 2009 Recovery Act Ready for Reuse Grant to assist in remediation of 1200 West Washington Street (Blight Elimination/ 12<sup>th</sup> & Washington). **(12th Aldermanic District)**

Tory Kress of Real Estate provided background for the Recovery Act funds available through the WDNR. The authority will apply for a grant of \$100,000 that is available from the State and the Redevelopment Authority for this address to remediate soil impacts associated with the former uses of the site as auto repair shop and metal shops. The grant will cleanup up the property and allow for the MCC Youthbuild program to carry out it's mission.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10109.

**Item 6, Regular Business**

Resolution authorizing an expenditure and approving a Cooperation Agreement with the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street / Goldmann's Dept. Store Project (TID 71 – Mitchell Street). **(12th Aldermanic District)**

Jim Scherer of Economic Development stated TID 71 was approved by the Redevelopment Authority board in December 2007. The approved \$3.1 million TID was designed to provide grants and loans to the business owners in the district including providing a \$500,000 loan to restore and renovate the former Goldmann's Department Store. The new owner of the Goldmann's building is requesting the loan to help with the \$4.5 million total estimated cost of the project. The project will result in several smaller businesses occupying the space with many of the tenants already leasing the space.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10110.

**Item 7, Regular Business**

Resolution accepting an Offer to Sell submitted by Ellison Chapel A.M.E. Church for the property at 2642-44 North 21st Street (Blight Elimination/ Park West). **(15th Aldermanic District)**

Bunkie Miller of Real Estate provided the background for the Redevelopment Authority's acquisition of this parcel. An offer has been accepted for \$2,000 which will allow for a larger tract of land by assembling this parcel with several adjacent Redevelopment Authority parcels.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10111.

**Item 8, Regular Business**

Resolution authorizing Certificates of Completion to St. Marks A.M.E. Church for its senior housing developments at 2025 North 14<sup>th</sup> Street and 2020 North 15<sup>th</sup> Street (Park West "F"). **(15th Aldermanic District)**

Bunkie Miller of Real Estate described the St. Marks senior housing projects. The projects have helped rejuvenate the area along with Gestra Engineering, the Josey Subdivision, and the Johnsons Park initiative. Real Estate staff is comfortable with the progress of the St. Mark's projects and supports the issuances of the certificates.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10112.

**Item 9, Regular Business**

Resolution relative to the application, acceptance, and funding of a U.S. Department of Housing and Urban Development Economic Development Initiative-Special Projects Grant (30<sup>th</sup> Street Industrial Corridor). **(Multiple Aldermanic Districts)**

Benji Timm of Real Estate stated the Redevelopment Authority has been awarded a \$332,500 federal earmark from HUD for the 30<sup>th</sup> Street Industrial Corridor. The award is for site acquisition, demolition, and remediation costs associated with any property in the corridor and could be used for the former Tower Automotive site. Congresswoman Moore and Senator Kohl were instrumental in securing the funding for the project area.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10113.

**Item 10, Regular Business**

Resolution to accept and fund a Wisconsin Department of Commerce Blight Elimination and Brownfield Redevelopment Grant for Redevelopment of the Former T. C. Esser Paint Facility and Adjacent Properties 30<sup>th</sup> Street Industrial Corridor). **(4th Aldermanic District)**

Benji Timm of Real Estate provided the background for this item stating the Redevelopment Authority has been awarded a \$300,000 Brownfield grant for the former Esser Paint redevelopment. The City will complete the foreclosure process within the next 2 weeks and the Redevelopment Authority will begin cleaning up the site for reuse. The future use could involve some residential and some urban agriculture plots.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10114.

**Item 11, Regular Business**

Resolution to accept and fund a Great Lakes Basin Protection 2009-10 Grant for Design of the Northern Menomonee River Bank from S. 33rd Court to S. 35th Street in the Menomonee Valley Industrial Center and Community Park (Menomonee Valley Industrial Center). **(8th Aldermanic District)**

Assistant Executive Director Dave Misky stated the Redevelopment Authority was awarded a \$30,000 grant to assist in designing the restoration of the remaining stretch of riverbank in the Menomonee Valley Industrial Center. MVP is committed to designing and restoring the south riverbank in the next 2 years with the State.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10115.

**Item 12, Administrative**

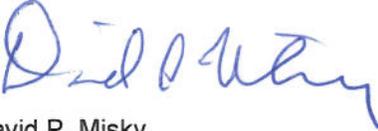
Presentation of audit and 2008 RACM financial statements by Baker Tilly Virchow Krause, LLP.

Financial Director Sandy Rotar presented the 2008 RACM financial statements with assistance from Steve Henke of Baker Tilly Virchow Krause. Due to the hard work of many RACM employees, we were able to meet the goal of submitting the financial statements to the Comptroller's Office by the end of July. This was the first time meeting this deadline. Board members requested periodic updates of the financials throughout the year rather than this one-time presentation. RACM staff agreed to provide this update on a quarterly basis.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10116.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Rondini to schedule the next regular meeting for **August 20, 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.