

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR AND ANNUAL MEETING
DECEMBER 15, 2009**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 2nd Floor Conference Room of Palermos Villa, 3301 West Canal Street, 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

MEMBERS EXCUSED: None

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 November 17th and November 19th, 2009 meetings. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that, for the property disposition, Class 2 notices of a public hearing were published on December 1 and December 8, 2009 in The Daily Reporter.

Item 1, Public Hearing

Resolution approving the conveyance of 3525 North 1st Street to the City of Milwaukee for inclusion in the Offer to Purchase with Milwaukee Habitat for Humanity, Inc. **(6th Aldermanic District)**

Bunkie Miller of Real Estate described the conveyance of 1 property from the Redevelopment Authority to the City of Milwaukee. The property will be part of the Habitat for Humanity acquisition and development in 2010. No one from the public spoke on the item.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays (Commissioner Smith not yet present). Adopted resolution is No. 10157.

Item 2, Regular Business

Resolution allocating the 2009 Commercial Revitalization Deductions to qualifying businesses that have completed commercial new construction or substantial renovation projects within Milwaukee's Renewal Community. **(Multiple Aldermanic Districts)**

Alyssa Elver of the Economic Development team shared information about eleven businesses who applied and the seven approved by the CRD committee for \$12 million in tax incentives to construct or renovate their properties. These are the businesses that were approved:

<u>Property Owner</u>	<u>Address</u>	<u>CRD Allocation</u>
Lange Bros Woodwork Co. Inc.	3920 W. Douglas Avenue	\$ 342,298.00
Wisconsin Arts Lab, LLC	1422 N. 4 th Street	\$ 1,241,070.00
Hotel of the Arts, LLC	1840 N. 6 th Street	\$ 3,989,375.00
First Second Street LLC	209-211 S. 2 nd Street	\$ 500,000.00
LDC-235 Pittsburgh, LLC	235 E. Pittsburgh Avenue	\$ 1,016,500.00
CAM-JWM LLC	3700 W. Milwaukee Road	\$ 4,500,000.00
First Milwaukee Properties, LLC	1930 W. Wells Street	\$ 410,757.00

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10158.

Item 3, Regular Business

Resolution making an order providing for laying out, relocation, and improvement of Spot Acquisition Projects. **(15th Aldermanic District)**

Real Estate Specialist, Dwayne Edwards, provided background for the Redevelopment Authority to acquire several properties as part of its 2009 spot acquisition/blight elimination efforts in the Washington Park, Walnut Hill, and Avenues West neighborhoods. The owners and Authority staff have had serious discussions on the purchase price for the following properties: 4518-20 W. Lisbon Avenue, 1918 N. 39th Street, 2210 N. 32nd Street, and 2810-12 N. 28th Street.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10159.

Item 4, Regular Business

Resolution authorizing service of Jurisdictional Offer and making an Award of Damages for properties at 2810-12 North 28th Street and 2210 North 32nd Street. **(15th Aldermanic District)**

Real Estate Specialist, Dwayne Edwards, stated that the Authority approved the spot acquisition and blight designation of the two properties earlier in 2009. The owners and Authority staff have been unable to reach agreements on the purchase price for the properties and condemnation is warranted. In addition, the preceding resolution for a Jurisdictional Offer is required prior to continuing with the condemnation process.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10160.

Item 5, Regular Business

Resolution authorizing a Certificate of Completion to Park Terrace, LLC for its row houses and bluff home development at 2029-59 North Commerce Street. **(6th Aldermanic District)**

Bunkie Miller, Real Estate Manager, provided background and photographs for this project. The row houses and bluff homes appear to have several units that have been purchased and sold a couple of times. Commissioner West questioned the occupancy of the units and the look of the landscaping. Ms. Miller stated the landscaping is challenging due to the limited amount of real estate available along Commerce Street.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10161.

Item 6, Regular Business

Resolution authorizing a contract for compliance monitoring services at the former Tower Automotive property. **(7th Aldermanic District)**

Scott Stange of Administration introduced this resolution which is a follow up to a resolution the Redevelopment Authority approved in September 2009. A "Request for Proposals" was issued for compliance monitoring services of EBE/RPP/LEB Programs, Wage Requirements, and Apprenticeship/On-The-Job Training Goals. A Bid Committee made a recommendation to hire Prism Technical Management and Marketing Services, LLC. Executive Director Marcoux reiterated the importance of this contract in helping the City meet it's human resource goals for the Century City project. The contract will not only be used to monitor the goals and requirements for the projet but also to assist the City with achieving the goals through meetings with contractors and subcontractors. Mr. Marcoux stated the Authority's compliance monitoring services contract is anticipated to last two years but, because of the importance of the contract, believes the contract will likely be extended.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10162.

Item 7, Regular Business

Resolution authorizing a contract for unarmed security guard service at the former Tower Automotive property. **(7th Aldermanic District)**

Scott Stange of Administration again introduced this resolution stating that a "Request for Proposal" was issued for unarmed security guard services for Century City. A Bid Committee made a recommendation to hire Securitas. Executive Director Marcoux followed up by requesting a not-to-exceed \$50,000 contract with Securitas to provide security to the site from December 15, 2009 to the next Authrotiy meeting on January 21, 2010. This "bridge" contract will allow Authority staff and Prism Technical Management to negotiate a longer term contract with Securitas allowing human resource goals and requirements to be further explored with the contractor. The longer term contract is for one year with two 1-year options.

Commissioner West provided language for the amended resolution allowing the Authority to enter into a not-to-exceed \$50,000 contract with Securitas from December 15, 2009 to the next Board meeting on January 21, 2010. Authority staff will then bring the longer term contract to the Board for approval.

Commissioner West moved for adoption of the amended resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10163.

Item 8, Regular Business

Resolution approving an easement with WE Energies at 300 East Florida Street. **(8th Aldermanic District)**

Assistant Executive Director Misky stated WE Energies is reconsidering the location of the utilities and may not require the easement.

Chair Rondini requested this item be held and it was with no objections.

Item 9, Regular Business

Resolution authorizing an amendment to a contract between the Redevelopment Authority and Precision Consulting for the creation of real estate databases.

Dave Misky, Assistant Executive Director, provided the background for Precision Consulting which has created numerous databases for the Authority and the Department. A great deal of progress was made this calendar year on Real Estate's database with an expected time of completion in the 4th quarter of 2010. Commissioner West asked a question on the timeframe and cost to complete. Mr. Misky stated the time and cost to

complete are slightly beyond expectations; however, this particular database is incredibly involved and the completion of the database is near.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays (Commissioner Smith present but Chair Rondini was excused for the remainder of the meeting). Adopted resolution is No. 10164.

Item 10, Regular Business

Resolution authorizing an amendment to a contract between the Redevelopment Authority and Precision Consulting for the maintenance of various databases.

Dave Misky, Assistant Executive Director, stated that Precision Consulting is best suited to maintain the various databases for the Authority through 2010. The firm created the databases and will be able to maintain all of the databases for the department for a not-to-exceed number of \$85,000.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10165.

Item 11, Regular Business

Presentation of the Southwest Side Plan. (8th, 11th, 13th, and 14th Aldermanic Districts)

Long-range planner, Mike Maierle, provided the Board a summary of the draft Southwest Side Area Plan including a presentation on the commercial, residential, and industrial areas of the plan area. Mike also summarized the catalytic projects (French Immersion School site and the northeast corner of 27th Street and Howard Avenue) for the plan area.

No action required by Board.

Item 12, Regular Business

Presentation of the Near North Side Plan. (1st, 6th, 7th, and 15th Aldermanic District)

Long-range planner, Bob Harris, provided the Board a summary of the draft Near North Side Area Plan including a presentation on the commercial, residential, and industrial areas of the plan area. Bob summarized the catalytic projects for the area including the 30th Street Industrial Corridor/Century City, St. Michael's Hospital, Transit Oriented Development, the Atkinson-Capitol-Teutonia Triangle, Moody Park Development, and North Division Campus.

No action required by Board.

Item 13, Closed Session

The Board may convene into closed session, pursuant to s. 19.85(1)(g) , Wis. Stats., for the purpose of conferring with legal counsel for the Redevelopment Authority who is rendering oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may thereafter reconvene into open session.

Commissioner Schwartz moved for the item to be heard in closed session and the vote carried by a vote of 6 ayes - 0 nays.

Item 14, Regular Business

Action to authorize certain litigation related expenditures pertaining to Item #13.

Executive Director Marcoux requested a not-to-exceed \$75,000 contract for possible litigation expenditures related to Item 13.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 1 nay. Adopted resolution is No. 10166.

Item 15, Administrative

Annual election of the chair and vice chair.

Commissioner West proposed that Lois Smith and Bill Schwartz be elected as Chair and Vice Chair, respectively. She provided the Board with their qualifications and both Commissioners agreed to accept their new roles.

Both the election of the Chair and Vice-Chair carried by votes of 6 ayes - 0 nays. Adopted resolution is No. 10156.

Item 16, Administrative

Resolution approving the 2010 meeting schedule.

The proposed meeting dates were provided to the Commissioners in their meeting packets. A short discussion of changing the meeting time ensued but the Board decided to adopt the proposed dates and continue with the same time.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10167.

Item 17, Administrative

Resolution approving the 2010 RACM Operating Budget.

Joe Mar Hooper of the Budget staff shared details about the RACM budget. The total dollars needed from the Authority's reserves is significantly less than the previous year primarily due to fewer salaried employees and use of grant and City capital funds. New expenses in 2010 include the Authority being required to contribute to their portion of the City's pension shortfall and a couple of insurance items. The Budget Office will continue to look for alternatives to help pay for administrative costs in 2010 including a couple new TIDs.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10168.

Item 18, Administrative

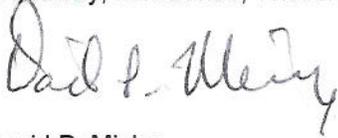
Resolution commending Commissioner Kenneth Johnson for 10 years of service to the Redevelopment Authority of the City of Milwaukee.

Commissioner Wade read a Mayoral Proclamation thanking Commissioner Johnson for his service. Several Board members and Executive Director Marcoux also thanked Commissioner Johnson for his commitment to the City and to the Authority. Commissioner Johnson also addressed the commissioners.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10169.

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 **January 21, 2010**, 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.