

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 18, 2010**

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 Lois A. Smith, Chair
Commissioner Bill Schwartz, Vice Chair
Commissioner Kathryn M. West
Commissioner Alderman Willie C. Wade
Commissioner Nancy Hernandez
Commissioner Ken Munson

MEMBERS EXCUSED: Commissioner Robert B. Rondini

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 January 21, 2010 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for the public hearing on a Department of Commerce Grant on behalf of MMSD, an official notice was published in the Daily Reporter on February 4th and February 11th. There were also three hearings concerning property dispositions – two hearings concerned direct property sales by the Authority and one hearing addressed alternate use for a previously approved sale. Although not required by statutes, a hearing was conducted for this item to give interested parties an opportunity to address the change in use. Property sales require Class II publications and these notices were published in the Daily Reporter on February 4th and February 11th. One disposition hearing concurrently addressed the proposed blight designation of City-owned vacant lots. The City waived its statutory right to receive notice by Certified Mail 20 days prior to the hearing.

Item 1, Public Hearing

City of Milwaukee Grant Application to the Wisconsin Department of Commerce for the Community Development Block Grant – Supplemental Disaster Allocation Emergency Assistance Program (EAP). (12th & 14th Aldermanic Districts; submitted by Dave Misky on behalf of MMSD)

Steve Jacquart of Milwaukee Metropolitan Sewerage District described the grant opportunity with the State of Wisconsin Department of Commerce. The City of Milwaukee was the applicant for three priorities: 1) KK River rehabilitation, 2) 30th Street Corridor housing, and 3) Rexnord/Falk floodwall allowing possible expansion of the Valley plant.

No action required by Board.

Item 2, Public Hearing

Resolution authorizing an Option to Purchase with Mitchell Street Market Lofts, LLC for the properties at 1902-28 West Mitchell Street and 1664-74 South Muskego Avenue for mixed-use development. (12th Aldermanic District; submitted by Real Estate)

Mike McGuire of Alderman Witkowiak's office stated that the Alderman will be holding this item one cycle at the Council to allow the public more opportunity to meet with the developers and learn about the project.

Chair Smith requested the item be held until the next Board meeting with no objections.

Item 3, Public Hearing

Resolution approving the blight designation and acquisition of City-owned vacant lots and sale of Authority controlled property in the vicinity of 39th and Lisbon to United Methodist Children's Services of Wisconsin, Inc. for affordable housing. (15th Aldermanic District; submitted by Real Estate)

Real Estate Manager, Elaine Miller, described the previous development the UMCS has completed and how this resolution for acquisition of land fits into the neighborhood. The Executive Director of UMCS, Perry Huyck, then described the organization's mission and the opportunity to provide more services to City residents. Consultant Matt Melendes of Community Development Advocates spoke on the construction schedule on the housing stock to be built.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10176.

Item 4, Public Hearing

Resolution authorizing a Development Agreement with 1910 Water Street, LLC for the Metro Place Project at 1910 North Water Street. (3rd Aldermanic District; submitted by City Attorney/Real Estate)

Real Estate Manager, Elaine Miller, provided the background for the original Highbridge II project that was never completed and compared the project to the current development, Metro Place. The Authority had sold 1 parcel for land assemblage in 1999 to the original developer. The new developer, Wangard, has acquired the assembled parcels and will be constructing a 68-unit apartment complex. Assistant City Attorney, Tom Gartner, added that the original development agreement must be released so the new agreement can be recorded and Metro Place can begin. Tony Derosa of Wangard responded to Commissioner questions of building quality due to the current lawsuits against the adjacent Highbridge 1. Mr. Derosa stated that his contractors have told him that most of the problems at Highbridge are due to cheaper materials that were used in the flashing of the roof. Wangard will ensure the material used for the flashing is appropriate.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 10177.

Item 5, Regular Business

Resolution approving Amendment No. 1 to the Cooperation, Contribution and Redevelopment Agreement for Tax Incremental District No. 49 (Cathedral Place). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the need to amend TID #49 due to the expiring letter of credit from the bank. The Redevelopment Authority will continue to own the parking structure and the developer will continue to have an option to buy the structure. The current debt on the TIF is \$16.8 million.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10178.

Item 6, Regular Business

Resolution relative to the issuance of Redevelopment Authority Revenue Bonds (Ingeteam, Inc. Project). (8th Aldermanic District; submitted by Economic Development)

Dave Misky, Assistant Executive Director of the Redevelopment Authority, and Jim Scherer of Economic Development provided the overview of the project to the Commissioners. The preliminary bond commitment is to lock in the project before March 1st when the City's authority for this type of bonding changes. On March 1st, all municipalities will pool this bonding authority with the State. The rest of the project will come before the Board in March with the purchase and sale agreement.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10179.

Item 7, Regular Business

Resolution relative to the issuance of Redevelopment Authority Revenue Bonds (Reco Cement Products Project). (submitted by Economic Development)

Tracy Luber of Milwaukee Economic Development Corporation introduced the company and project. As with the previous resolution, this preliminary bond commitment is to lock in the project before March 1st. David Lisowski and John Miglautsch of Reco Cement then described their product and company. Their business plan is to open 5 or 6 cement plants around the country in the next couple of years. While they are still looking for a location for the project, the company is very pleased with the City's help.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10180.

Item 8, Regular Business

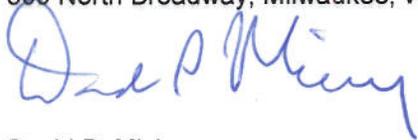
Resolution authorizing increasing the total contract price for the umbrella contract for environmental contracting and consulting services. (City Wide; submitted by Environmental Team)

Karen Dettmer of the Brownfield team described the success of the Redevelopment Authority in being awarded millions of dollars of American reinvestment and Recovery Act environmental funds in 2009. This has required us to increase the dollar amounts for the environmental consulting contracts from \$1 million to \$2 million for each of the 4 contracts.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10181.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular meeting for **March 18, 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.