

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
APRIL 15, 2010**

**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 Bill Schwartz, Vice Chair  
Commissioner Kathryn M. West  
Commissioner Alderman Willie C. Wade  
Commissioner Robert B. Rondini  
Commissioner Nancy Hernandez  
Commissioner Ken Munson

**MEMBERS EXCUSED:** Commissioner Lois A. Smith

**ALSO IN ATTENDANCE:** David P. Misky, Assistant Executive Director-Secretary  
Rocky Marcoux, Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair asked for a motion to adopt the Minutes of the March 18, 2010 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that there is one public hearing concerning a proposed blight designation for a property acquisition and financing and the subsequent disposition of that property. For the blight designation, state statutes require written notice of the public hearing to the property owners by Certified Mail 20 days prior to the hearing, but the property owners waived their right to receive such letters. This property disposition component of the public hearing required Class II notices and these notices were published in the Daily Report on April 1st and April 8th.

**Item 1, Public Hearing**

Resolution facilitating the Villard Square housing and City library development at 35th & Villard by approving the blight designation of the properties for financing and acquisition, authorizing an Agreement for Purchase and Condominium Declaration with Villard Square, LLC, permit application for New Market Tax Credits and cooperation agreement to finance library improvements and authorizing a lease with purchase option with the City of Milwaukee for the library. (1st Aldermanic District; submitted by Economic Development)

Clifton Crump from Economic Development reintroduced the project where the City seeks to relocate the existing Villard Avenue Library. The library would be part of a new mixed use building to be developed at 35th Street and Villard Avenue by Villard Square, LLC. Villard Square, LLC is a joint effort between the Northwest Side CDC and Gorman & Company. The development team and the City are requesting the following:

- \* Blight designation so the Redevelopment Authority can assist in financing the library with a mechanism that requires the Authority to own the library space and lease it to the City.
- \* Financing that would require application, acceptance, and utilization of New Market Tax Credits with the Redevelopment Authority as the borrower.

- \* A Cooperation Agreement between the City and the Redevelopment Authority.
- \* A lease with the City with an option to purchase at year 7 as required by the NMTC
- \* An Agreement for Purchase and Condominium Declaration with Villard Square, LLC.

Ted Matkom of Gorman & Company spoke on behalf of the development team describing the grandparenting model and answering Commissioner Wade's question on management of such a tenant model.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10192.

**Item 2, Regular Business**

Resolution authorizing and providing for the sale and issuance of revenue bonds for the Discovery World project. (4th Aldermanic District; submitted by Economic Development)

Tracy Luber of Economic Development described the resolution whereby the Redevelopment Authority would authorize the sale and issuance of up to \$9,000,000 in revenue bonds for Discovery World Ltd. The bond proceeds, along with other funding, will be used to pay off short-term construction financing and finance future capital improvements. The future capital improvements will be completed by 2011. Discovery World has 64 full-time and 44 part-time employees. The bonds will be purchased by M&I Bank.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10193.

**Item 3, Regular Business**

Resolution authorizing a contract for general contracting services for work, materials, labor and services for renovation of Building Number 36 at the Century City Redevelopment project. (7th Aldermanic District; submitted by Commissioner's Office)

Executive Director Rocky Marcoux introduced the resolution with background of the Talgo, Inc. project. The Redevelopment Authority authorized a Letter of Intent (LOI) and Lease with Talgo on March 18, 2010 where the Authority was to make improvements to Building 36 and to the adjacent parking lot. The Authority issued an RFP for general contracting services on March 26, 2010 to make the required improvements to Building 36 and parking lot. We received 3 proposals that were reviewed by a bid committee. The committee recommended Hunzinger Construction as the selected general contractor to make the improvements required by the lease with Talgo. The contract with Hunzinger for general contracting services at the Century City project was for a bid amount of \$2,734,000.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10194.

**Item 4, Regular Business**

Resolution authorizing a contract for installation, long term service, commissioning, training and maintenance of pre-purchased Heating Ventilating and Air Conditioning (HVAC) equipment and related components and ductwork for renovation of Building Number 36 at the Century City Redevelopment project. (7th Aldermanic District; submitted by Commissioner's Office)

Executive Director Rocky Marcoux provided additional background for the resolution where the Redevelopment Authority authorized a LOI and lease with Talgo at the March, 2010 meeting. The LOI and lease obligated the Authority to make improvements to Building 36 in order to make the facility suitable for Talgo. In order for the building to be ready, the Authority issued a Request for Proposal on March 30th for HVAC contracting

services to make the required improvements to Building 36. We received two proposals from qualified respondents that were reviewed by the Bid Committee. The committee recommended that Arteaga Construction, Inc. be selected as the HVAC contractor to make the improvements required by the lease with Talgo. Arteaga will also be working with Randy Crump and Prism to implement an accredited HVAC technician training program to provide a certification to qualified workers in this industry. The contract with Arteaga was bid at \$1,498,000. Randy Crump provided additional information on the training program including the opportunity to move the graduates of this Century City training program into additional HVAC certification programs.

Commissioner Schwartz requested that an update on the training program be given in the future.

Commissioner Hernandez moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10195.

**Item 5, Regular Business**

Resolution approving funding to Northwest Side Community Development Corp. to prepare grant application to U.S. Office of Community Services for loans to the Century City Redevelopment Project. (7th Aldermanic District; submitted by Economic Development)

Jim Scherer from Economic Development introduced the U.S. OCS grant opportunity with the Northwest Side Community Development Corporation. With approval from the Redevelopment Authority, the NWCDC will apply for a \$3 million OCS grant and provide low-interest loans to the Authority for redevelopment of Century City. The loans have job training and placement requirements for low-income individuals.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10196.

**Item 6, Regular Business**

Resolution approving and authorizing the solicitation of proposals and entering into a contract for Investment Management Services. (submitted by Budget)

Joe'Mar Hooper of Budget provided background on this item describing the investment policy that was approved in 2008. Due to market conditions the return on the Redevelopment Authority's investments has been significantly lower than previous years. This resolution allows the Authority to seek an outside manager for investing the current assets of the organization to achieve a higher rate of return.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10197.

**Item 7, Regular Business**

Resolution authorizing the application, acceptance, and funding of a Wisconsin Department of Natural Resources 2011 Urban Nonpoint Source & Storm Water Management Program Construction Grant to assist in construction of sustainable stormwater management practices along the Northern Menomonee River Bank from S. 33rd Court to S. 35th Street in the Menomonee Valley Industrial Center and Community Park. (8th Aldermanic District; submitted by Real Estate)

Dave Misky of Real Estate described the piece of river bank south of Palermos between 33rd Court and 35th Street that is currently being designed for restoration. The slope of the bank is extremely steep and redesign and reconstruction of the bank is necessary. This grant provides a possible funding source for the reconstruction of the bank to also include additional trails and river access.

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Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10198.

**Item 8, Regular Business**

Resolution approving a Parking, Access and Maintenance Easement and Agreement (Palermos Properties Project). (8th Aldermanic District; submitted by Real Estate)

Assistant City Attorney Tom Gartner provided background of the recent land sales to Palermos in the Menomonee Valley Industrial Center. Due to the company's need to expand their facility, additional easements and agreements are needed including extending the parking lot easement to the south under the 35th Street viaduct and an easement involving the use, operation, and maintenance of a stormwater detention basin adjacent to the expansion parcel.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10199.

**Item 9, Regular Business**

Resolution approving entrance into a contract between the Redevelopment Authority and a consultant selected by a committee of 30th Street Corridor stakeholders and RACM staff for the preparation of the 30th Street Corridor Economic Development Master Plan and Transformation Program. (1st , 4th, 7th, and 15th Aldermanic District; submitted by Strategic Planning)

Kein Burton, 30th Street Corridor Manager, introduced the resolution by stating the US Department of Commerce Economic Development Administration provided the Authority a \$175,000 grant for this planning work. Mike Maierle of planning then described the RFP process, the number of applicants, and the chosen consultant SB Friedman. The goal of the planning work is to use the approved area plans to create a greater focus on the 30th Street Corridor. The plan will look at creating nodes in the corridor to stimulate economic development.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10200.

**Item 10, Regular Business**

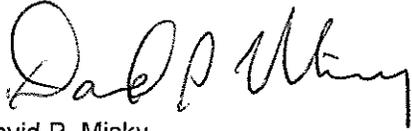
Resolution approving the creation of two limited-term positions in connection with a \$25 million federal Neighborhood Stabilization Program grant. (Citywide; submitted by Commissioner's Office)

Maria Prioletta of the Commissioner's Office stated that the City of Milwaukee received a \$25 million grant from the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program (NSP) to assist in managing the high rates of mortgage foreclosures in Milwaukee neighborhoods. The additional workload is requiring the City to hire staff to assist buyers who are required to bring foreclosed properties into compliance with building and energy codes, and to manage and monitor construction work. A portion of the NSP grant will be used to pay 100% of the costs related to the staff who are hired on a limited term basis, only as long as grant funding is available.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10201.

**ADJOURNMENT**

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