

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
AUGUST 19, 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

MEMBERS EXCUSED: Commissioner Robert B. Rondini
Commissioner Ken Munson

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 July 15, 2010 regular meeting and the July 23, 2010 special meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's Public Hearing on the Redevelopment Plan Amendment, Class 2 publication of the official hearing notice is required. This notice was published in the Daily Reporter on August 2nd and August 9th, 2010. Certified letters were also sent to all property owners within the project boundary 20 days prior to the hearing as required by statute.

The Public Hearing for the property lease requires Class 2 publication of the official hearing notice. This notice was published in the Daily Reporter on August 5th and August 12th.

For the public hearing designating properties as properties in need of substantial rehabilitation for the purpose of providing financial assistance for redevelopment and borrowing purposes, the property owner waived its statutory right to receive written notice of the hearing by Certified Mail 20 days prior to the hearing.

Item 1, Public Hearing

Resolution approving Amendment No. 1 to the North 35th Street - West Capitol Drive (Century City) Redevelopment Plan. (7th Aldermanic District; submitted by Real Estate)

Elaine Miller, Real Estate Manager, provided the background for the proposed redevelopment plan amendment. The proposed amendment clarifies the Prohibited Uses Table including: Light & Heavy Vehicle Sales, Rentals and Storage; Automotive uses and parking lots as principal use; Future Salvage and Recycling; and Entertainment Uses. The amendment will allow a transmission tower and adds design guidelines for RACM property sales. The changes are modeled after the Menomonee Valley Standards and General City Standards with building design/materials and landscaping. The amendment

also addresses future subdivision, right of way changes and infrastructure improvements. Finally, the amendment authorizes acquisition of a small City lot in the plan area.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10227.

Item 2, Public Hearing

Resolution authorizing a lease with T-Mobile Central, LLC for a portion of the property at 3533 North 27th Street for construction and use of a transmission tower. (7th Aldermanic District; submitted by Real Estate)

Elaine Miller, Real Estate Manager, stated that when the Redevelopment Authority acquired the Century City parcel in December 2009, t-Mobile had a lease with the previous property owner for a cell tower on top of Building 65. Due to the condition of the building's roof and the difficulty with providing power to the roof, staff recommends the tower be placed on a triangular parcel of the site where the railroad track meets West Townsend. Mr. Marty Wahl, citizen of Milwaukee, expressed his concerns over cell towers being placed in dense neighborhoods. Staff clarified the maximum height of the tower could be 250 feet but the current proposal is for a tower at 165 feet with a maximum of four co-locators.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10228.

Item 3, Public Hearing

Resolution designating property located at 728 North James Lovell Street as blighted and in need of substantial rehabilitation for purposes of providing financial assistance for redevelopment and borrowing purposes. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the project to the Authority where Community Advocates will be renovating the building at 728 N. James Lovell Street. Andi Elliott, Chief Operating Officer of Community Advocates, stated that her organization provides social services to the low-income population. The renovated building will consolidate all staff under one roof with the building being more centrally-located with better access for bus routes. Marty Wahl, City of Milwaukee citizen, stated his concerns over whether the development includes the elements from the MORE Ordinance. Mr. Scherer pointed out the Authority is the conduit for the bonds and no City money is being used.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10229.

Item 4, Regular Business

Resolution Authorizing the Sale and Issuance of up to \$2,653,000 Redevelopment Revenue Bond, Series 2010 (Community Advocates Project), the Approval and Execution of Related Documents, and Other Details. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development stated the entire project is ~\$4 million and this resolution is for \$2.6 million. The bond sale will be used for the build-out of the building. Community Advocates has already purchased the building through other financing methods.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10230.

Item 5, Regular Business

Resolution authorizing a change order to the contract with Hunzinger Construction Company (7th Aldermanic District; submitted by Commissioner's Office)

Executive Director Marcoux provided an update of the Century City project including the preparation of Building 36 for Talgo. The Authority approved a contract with Hunzinger Construction for general contracting services in April 2010. During the renovation project, additional and unforeseen work was needed to complete the renovation project on time. Hunzinger has performed all of the services of the contract and met all of the requirements to date, including its commitments to the human resource elements. However, this resolution requests amending the contract with Hunzinger to include additional work required for Talgo (western wall) and the temporary maintenance facility following WisDOT specifications (2nd railroad spur). The change order is in an amount not to exceed \$1,295,000.00. Executive Director Marcoux stated that we are currently negotiating with the State on reimbursement for the maintenance facility but the Talgo lease has been signed.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10231.

Item 6, Regular Business

Resolution authorizing a change order to the contract with Arteaga Construction Inc. (7th Aldermanic District; submitted by Commissioner's Office)

Executive Director Marcoux provided background of the Arteaga Construction contract signed in April 2010. The contract with Arteaga was for installation, long term service, commissioning, training and maintenance of HVAC equipment and ductwork for renovation of Building 36 at the, Century City Redevelopment project. There is a need for Arteaga to complete additional work. Whereas, staff recommends amending the current contract with Arteaga to include additional work required in the change order in an amount not to exceed \$179,000.00. Staff believes Arteaga has successfully performed of the services to date and met all of the requirements including commitments to the MORE Ordinance. Similar to the previous item, the change order is needed for the temporary maintenance facility.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10232.

Item 6A, Regular Business

Resolution consenting to the lease and option to purchase certain facilities in the City of Milwaukee. (15th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the resolution and the need for Authority action. Stephen Chernoff of Godfrey & Kahn then described the issue in more detail. The Academy of Leadership and Learning lost their charter with the City of Milwaukee and has recently closed. The school received bonds through the Authority several years ago. The Milwaukee College Preparatory School would lease the vacant building with the lease payments to be used to pay down the bond debt. The lease is for less than 1 year, at which time, the Milwaukee College Prep would buy the building and take over paying the bond debt directly. Bond counsel recommended the Authority approve the lease and option to purchase.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10233.

Item 7, Administration

Year-to-Date Budget Update (submitted by Budget)

Joe'Mar Hooper of Budget described the current state of the Authority's budget through July 2010. The budget is in good shape but there are some issues for 2011 that will need to be addressed including additional health care contributions and management of real estate due to an increase in properties under City ownership.

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 **September 16, 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.