

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
SEPTEMBER 16, 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 Robert B. Rondini
Commissioner Ken Munson

MEMBERS EXCUSED: Commissioner Alderman Willie C. Wade

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 August 19, 2010 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

For today's public hearings, Mr. Misky reported that the Public Hearing for the Redevelopment Plan required Class 2 publication of the official hearing notice and this notice was published in the Daily Reporter on August 26th and September 2nd, 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 Project Plan Amendment also required Class 2 publication of the official hearing notice and this notice was published in the Daily Reporter on September 2nd and September 9th, 2010. As required by Statutes, written notification was mailed to the taxing jurisdictions prior to publication of the hearing notice.

Item 1, Public Hearing

Resolution approving the Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area. (12th & 14th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development presented a powerpoint describing the plan area and the need for the redevelopment plan. The plan will preserve land for uses that support the operations and growth of the Port of Milwaukee and water-related businesses, promote development that creates or retains employment opportunities in the City of Milwaukee, mitigate environmental contamination and eliminate blighting influences, and improve access to natural water resources. The presentation was followed up by several land owners or business representatives including Joe Kovacic, Paul Mueller, Bob Doro, Larry Fromelius, Peter Miller, Marty Cortello, Brant Pequette, Carla Beste, and Phil Yohannon. All questions were addressed by DCD staff.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10234.

Item 2, Public Hearing

Resolution approving First Amendment to Project Plan for Tax Incremental Financing District No. 27 (Clarke Square). (12th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development introduced the project at 16th and National. Mr. Hussein Govani, a local businessman, would redevelop the property into an O'Reilly Auto Parts store. He has invested heavily in the neighborhood and is requesting a \$400,000 loan from the TID.

Request was made and granted to hold this item until the Common Council and BOZA weigh in on the project.

Item 3, Regular Business

Resolution approving First Amendment to Cooperation, Reimbursement, and Redevelopment Agreement (Harley-Davidson Museum Project). (12th Aldermanic District; submitted by Economic Development)

A request was made and granted to hold this item.

Item 4, Regular Business

Resolution extending a variance to the maximum height from 12 stories as required in the Park East Redevelopment Plan to 30 stories for property on Block 8 of the Park East Corridor. (4th Aldermanic District; submitted by Economic Development)

Lori Lutzka of Economic Development provided the history of this item. The Authority approved the initial height variance in 2008 and the approval has expired. This resolution would allow the developer to close on his financing and have the height variance in place.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10235.

Item 5, Regular Business

Resolution authorizing a Reciprocal Easement Agreement with the Wisconsin Department of Transportation to acquire portions of the properties at 260 North 12th Street and 825-901 West Hinman Street and to provide for mutual access. (4th Aldermanic District; submitted by City Attorney's Office)

Elaine Miller, Real Estate Manager, introduced the resolution where the Authority would be gaining title to the former Basil Ryan and Petit Point properties in lieu of money for WisDOT fill accepted at the Menomonee Valley Industrial Center in 2005 and 2006. One minor change was requested where the resolution would be amended to include all utility easements. This was needed for a MMSD sewer outfall located at the eastern end of 260 N. 12th Street.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10236.

Item 6, Regular Business

Resolution authorizing the preferred remedial cleanup action option of Century City – Area E where a Wisconsin Department of Natural Resources 2009 Recovery Act Ready for Reuse Grant will be utilized for remediation. (7th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Brownfields Team provided some background for this item. The Authority applied for and received a \$200,000 grant from the Wisconsin Department of Natural Resources. This resolution is for approving the use of the funds for excavation and to accept a grant of \$350,000 rather than \$200,000.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10237.

Item 7, Regular Business

Resolution authorizing the preferred remedial cleanup action option at the 104 East Nash Street, 401-441 West Wisconsin Avenue, and 2227 North 31st Street properties where EPA Brownfields Cleanup Grants will be utilized for remediation. (4th, 6th & 15th Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer of the Brownfield Team indicated the best remedial option for each of the three sites is for excavating the impacted soil. Federal guidelines require the Authority to make this determination and hold a public meeting in order to spend the grant. We are either waiting for developments to occur (401 W. Wisconsin and 2227 N. 31st) or will create greenspace (104 E. Nash).

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10238.

Item 8, Regular Business

Resolution relative to application, acceptance, and funding of brownfield grant applications to the United States Environmental Protection Agency for assessment and remediation of various Brownfields throughout the City of Milwaukee. (City-wide; submitted by Environmental Team)

Karen Dettmer of the Brownfield Team introduced the resolution. The Authority would apply for USEPA brownfield assessment funds (\$400,000) which could be used throughout the City and for USEPA brownfield remediation funds (\$600,000) which could be used for Century City.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10239.

Item 9, Regular Business

Resolution relative to application, acceptance, and funding of a State of Wisconsin Department of Natural Resources Brownfield Site Assessment Grant for assessment and demolition of various Brownfields throughout the City of Milwaukee. (City-wide; submitted by Environmental Team)

Karen Dettmer of the Brownfield Team described the success of the WDNR Site Assessment Grant program to the Board. The Authority would apply for ~\$250,000 which could be used throughout the City for assessing properties and demolishing buildings.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10240.

Item 10, Regular Business

Resolution authorizing the Authority to enter into a contract for audit services. (4th Aldermanic District; submitted by Budget)

Joe'Mar Hooper of the Budget group described the need for an audit of the Cathedral Square Parking Structure. The most recent annual Authority audit recommended an audit be conducted of the structure's parking revenues to ensure fairness to the Authority. The Authority issued an RFP and received four proposals and, since the chosen proposal is slightly above \$25,000, the procurement policy requires board approval.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10241.

Item 11, Regular Business

Communication on Century City Budget and Century City Chronicles. (7th Aldermanic District; submitted by Commissioner's Office)

Executive Director Marcoux provided a brief background of the current budget for Century City. The Talgo facility is complete and the company has an occupancy permit. The Authority is negotiating with the State Department of Transportation on funding assistance of the maintenance facility at Building 36. The Authority's recent contracts with Arteaga and Hunzinger for Talgo were successful in project completion, timeline, and human resource elements. Randy Crump of Prism discussed the EBE and RPP percentages with those two contracts in further detail and how the goals of 25% and 40%, respectively, were met.

Item 12, 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 Authority entered closed session for a discussion with Attorney Hagopian before reconvening in open session.

Item 13, Regular Business

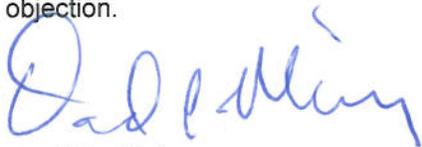
Action regarding VFW proposal submitted to Lois Smith dated August 23, 2010, and direction on collection efforts following U.S. Supreme Court's June 21, 2010 denial of VFW's petition for review. (submitted by City Attorney's Office)

Gregg Hagopian, Assistant City Attorney, was directed to prepare a letter on the Authority's behalf, rejecting the VFW proposal dated August 23, 2010.

Commissioner West moved for approval it carried by a vote of 5 ayes - 0 nays.

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 **October 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.