

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 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 Ken Munson

MEMBERS EXCUSED: Commissioner Robert B. Rondini
Commissioner Hector Colon

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

Mr. Misky reporter that today's Public Hearing for a property lease requires Class 2 publication of the official hearing notice. This notice was published in the Daily Reporter on November 4th and November 11th.

For the two Public Hearings designating properties as blighted for the purpose of providing financial assistance for redevelopment and borrowing purposes, the property owners waived their statutory right to receive written notice of the hearing by Certified Mail 20 days prior to the hearing.

Item 1, Public Hearing

Resolution approving a lease between the Redevelopment Authority of the City of Milwaukee and Keep Greater Milwaukee Beautiful, Inc. for 1255 North 22nd Street, Lynden Hill. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova, Economic Development, introduced the file whereby Keep Greater Milwaukee Beautiful, Inc. (KGMB) would lease Lynden Hill, a 4.5-acre park owned by the Redevelopment Authority. The organization would maintain the park with lease renewal options. Miles Mathias, young man from the neighborhood, described the importance of the park to the board. Emily Brown, Education Coordinator for the KGMB, stated her organization's commitment to the park and neighborhood.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10245.

Item 2, Public Hearing

Resolution authorizing the blight designation of the property at 538 South 2nd Street; and authorizing up to a \$900,000 loan from the EPA Brownfield Revolving Loan Fund to Kaufmann LeSage LLC to be used

on these properties and authorizing a preferred remedial option. (12th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team described the Authority's Revolving Loan Fund program and the success of the 8 previous loans to developers in the City of Milwaukee. This \$900,000 loan would be given to Kaufmann LeSage, LLC for a new commercial building at a former scrap yard at the corner of Bruce and 2nd Street. Juli Kaufmann, the developer, further explained the project including the tenant mix of a cheese manufacturer, health clinic with alternative medicine alternatives, and office space. Alderman Witkowiak, who represents the district, spoke in favor of the developer and development. Assistant Executive Director Misky introduced 4 objection emails and 8 support emails into the public record. Alderman Witkowiak responded to the emails stating the emails of support were from area business and property owners and the emails of objection were from individuals not from his district.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10246.

Item 3, Public Hearing

Resolution designating the property located at 2561 North 29th Street as blighted for purposes of providing financial assistance for redevelopment and borrowing purposes. (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development reintroduced the Next Door Foundation project. The organization will be constructing a medical clinic on the northeast corner of the property. This resolution of blight designation will allow for the bond issuance to assist in financing the construction.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10247.

Item 4, Regular Business

Resolution authorizing the issuance of redevelopment revenue bonds (Next Door Pediatrics Project). (15th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development further described the medical clinic project. Commissioner Wade asked about the parking situation and a representative of the Next Door Foundation stated a parking lot is proposed east of the medical clinic across N. 29th Street and should be constructed in 2012.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10248.

Item 5, Regular Business

Resolution authorizing the issuance of redevelopment revenue bonds (Summerfest Project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer, Economic Development, reintroduced the Summerfest Project including renovating the southern entrance gate and the Briggs & Stratton Stage area. The remaining \$11 million of previous bonds will be refinanced with a new issuance of bonds. The total bond sale will be approximately \$25 million. Commissioner Schwartz asked about the parking issue associated with the development along Erie Street. Frank Nicotera, Chief Administrative Officer of Summerfest, stated they are working on a solution where 42 on-street spaces were recently freed up along Erie Street and a lot near the development could be leased to the users of the development.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10249.

Item 6, Regular Business

Amended and Restated Initial Resolution Relative to the Issuance of Redevelopment Authority Revenue Bonds (Reco Cement Products Project). (5th Aldermanic District; submitted by Economic Development)

Jim Scherer described the project which the Board had been introduced to earlier in 2010. Reco Cement Products uses fly ash from various sources to mix with their cement mix. The company has identified a site at 9411 W. Fond du Lac Avenue to start their company's production. Alderman Jim Bohl, who's district includes the property, spoke in strong support of the bond issuance. He has visited the company's office in the Hartland area and is welcoming the company to begin manufacturing of their patented product in his district. The Department of Public Works has been working with the company on a pilot project in the City of Milwaukee.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10250.

Item 7, Regular Business

Resolution authorizing the application, acceptance, and funding of a Wisconsin Department of Natural Resources 2009 Recovery Act Ready for Reuse Grant Amendment to assist in remediation of 1200-04 West Washington Street. (12th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team introduced the project where the Milwaukee Christian Center is constructing a single-family home at the site. The State of Wisconsin had provided a \$95,000 grant to remediate soil issues at the site. Due to increase in costs for landfill tipping fees and additional contaminants, the State will grant the Redevelopment Authority an additional \$25,000 from the grant program to cover the expenses. The footings and foundation is currently being poured.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10251.

Item 8, Regular Business

Resolution authorizing the preferred remedial cleanup action option at the North 30th Street and West North Avenue property where an EPA Brownfields Cleanup Grant will be utilized for remediation. (15th Aldermanic District; submitted by Environmental Team)

Mat Reimer of the Environmental Team introduced himself to the Board and then described the project site. The Redevelopment Authority received a \$200,000 grant from the USEPA to remove contaminated fill that was generated from the Steeltech development 15 years ago and placed on the subject parcel. The grant will allow the Authority to remove the fill and then investigate the subsurface since the site had been used as a gasoline transfer station many years ago. The Commissioners were interested in the overall cost of cleaning up the site. Mr. Reimer stated the cost was probably in the \$500,000 range for fill removal and the possible subsurface impacts.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10252.

Item 9, Regular Business

Resolution authorizing a Certificate of Completion to Dirty Dogs, LLC for the properties at 2941-63 and 3009 North Humboldt Boulevard. (3rd Aldermanic District; submitted by Real Estate)

Elaine Miller of Real Estate stated the Authority was prepared to provide the developer a Certificate of Completion now that case closure was obtained from the State of Wisconsin Department of Natural Resources for the property at 3009 N. Humboldt. Ms. Miller described the history of the sites and the challenge of redeveloping 3 former brownfields into the Alterra development.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10253.

Item 10, Administration

Resolution approving an update to the investment policy for the Redevelopment Authority. (submitted by Budget)

Sandy Rotar of Administration summarized the process for choosing an investment contractor for the Authority. Nine contractors submitted proposals and two were short-listed for interviews. The 5-member group chose M&I Investment Management Corporation to manage the Authority's reserves. David Ness of M&I introduced his company and the first step of managing the Authority's reserves which is to revise the investment policy recently approved by the Board. M&I recommended changes to the Diversification and Maturity parameters of the policy and to include a section on "Permitted Investments" in accordance with Wisconsin Statutes.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10254.

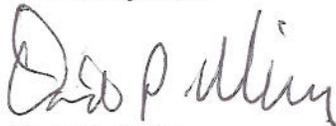
Item 11, Administration

Investment Contractor Presentation - M & I Investment Management Corporation. (submitted by Budget)

Mr. Ness of M&I further described his company's philosophy on investing money of organizations like the Redevelopment Authority. M&I currently represents 18 government entities with the average investment of \$5 to \$10 million. The Redevelopment Authority will investing in the range of \$5 to \$11 million. The Board requested that M&I provide regular updates on the investments are performing and would prefer updates annually to the full board with periodic updates to the Chair and Vice-Chair. Ms. Rotar will notify the Board when staff will be meeting with M&I to invite the executive members of the Board.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular and annual meeting for **December 16, 2010** at 1:30 P.M., at Blue Ribbon Hall, 915 West Juneau Avenue, 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.