

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR AND ANNUAL MEETING
DECEMBER 16, 2010**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. in Blue Ribbon Hall, 915 West Juneau Avenue, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Lois A. Smith, Chair
Commissioner Bill Schwartz, Vice Chair
Commissioner Alderman Willie C. Wade
Commissioner Robert B. Rondini

MEMBERS EXCUSED: Commissioner Kathryn M. West
Commissioner Ken Munson
Commissioner Hector Colon

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 November 18, 2010 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for the public hearing on an amendment to Tax Incremental District 76, an official notice was published in the Daily Reporter on December 2nd and December 9th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearing notice.

For the public hearing on an amendment to the Park East Redevelopment Plan, an official notice was published in the Daily Reporter on December 2nd and December 9th.

Regular Meeting

Item 1, Public Hearing

Resolution approving First Amendment to Project Plan for Tax Incremental Financing District No. 76 (South 27th Street & West Howard Avenue). (13th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the creation of TID 76 whereby the project would include several retail projects including a BW-3 restaurant and redevelopment of the former Foster Pontiac property. Due to a conflict between the property owner and the lender, the proposed amendment excludes the former Foster Pontiac property but the restaurant project will move forward. The net impact on the TID is fewer funds are needed to move the project forward.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10255.

Item 2, Public Hearing

Resolution approving Amendment No. 4 for the Park East Redevelopment Plan. (3rd, 4th and 6th Aldermanic Districts; submitted by Planning)

Vanessa Koster, City Planner, introduced the resolution stating that Amendment No. 4 would allow for surface parking as an accessory temporary use for principal buildings. This allowance would have to meet several criteria including landscape screening, 24-month time period, and may not be asphalt. Dennis Klein of the Aloft Hotel expressed his concern with the lack of close parking for his guests. This amendment would assist his business for the short-term.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10256.

Item 3, Regular Business

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

Jim Scherer of Economic Development reviewed the Summerfest project and the need for \$25 million of bonds. The amended and restated resolution accounts for the borrower to possibly incorporate new market tax credits into the financing package. The infusion of credits will not change the ability of the borrower to repay the bonds.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10257.

Item 4, Regular Business

Resolution approving agreement for Owner's Representative Services for construction of the Moderne mixed-use project in Tax Increment District No. 48 (Park East). (4th Aldermanic District; submitted by Economic Development)

Lori Lutzka of Economic Development introduced the resolution asking the Board to allow for a single-source contract with The Concord Group for the Moderne project. The Concord Group would be contracted to provide construction services including review of project plans and specifications, bid results, payment requests, and change order requests, and provide financial status reports, monthly updates, and a final completion report. The funding for such services is to be provided by the developer.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10258.

Item 5, Regular Business

Resolution approving a Menomonee Valley Industrial Center Reciprocal Drainage Easement and Stormwater Management Facility Maintenance Agreement for maintaining stormwater facilities in the Menomonee Valley Industrial Center and Community Park. (8th Aldermanic District; submitted by Real Estate/City Attorney' Office)

Danielle Bergner of the City Attorney's Office introduced the resolution whereby the Redevelopment Authority is proposing a basic easement and maintenance agreement between the Authority and the property owners in the Menomonee Valley Industrial Center. The agreement is to document the long-term maintenance arrangement for the stormwater facilities in the business park including a maintenance agreement portion which states the Redevelopment Authority is responsible for maintenance, and property owners are responsible for their pro rata share of those expenses. Ms. Bergner also stated the agreement specifies the expenses would be paid to the Redevelopment Authority on an annual basis based on budgeted expenses for that year and provides flexibility to contract with other entities.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10259.

Item 6, Regular Business

Resolution authorizing a Certificate of Completion to Kuhs Quality Homes, Inc. for the property at 1938 North 19th Street. (15th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate described the housing development at 1938 North 19th Street. The land sale agreement required a \$1,000 performance deposit. The developer has completed the work and is requesting the return of the deposit. Authority staff is satisfied with the work and recommends approval.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10260.

Item 7, Regular Business

Resolution accepting donation of parking control equipment, and the installation thereof, at the Cathedral Place parking facility, 520 East Mason Street. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the project and the Authority's role in the parking structure. Van Buren Management has proposed to acquire and install equipment and computer systems for the issuance of parking tickets to users of the parking facility and the collection of parking fees from the users. This purchase and installation would be at no cost to the Authority. The equipment is expected to reduce operating costs and increase collections from the parking facility thereby shortening the time for the Authority to be repaid for the structure.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10261.

Item 8, Regular Business

Resolution authorizing an amendment to a contract with Prism Technical Management & Marketing Services, LLC for compliance monitoring services at Century City (7th Aldermanic District; submitted by Real Estate)

Benji Timm of Real Estate provided a short background of the Century City project and the role of Prism Technical Services. The consultants were hired to provide compliance monitoring services for the Authority's Building 36 contracts in preparation for Talgo's occupancy. The Hunzinger and Artaega contracts met the goals of the Authority for Emerging Business Enterprise and Residence Preference primarily due to the services provided by Prism. This resolution would exercise the optional year and be added to the original 1 year contract. The total value of the amendment is \$125,000.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10262.

Item 9, Administration

Resolution authorizing an amendment to a contract between the Redevelopment Authority of the City of Milwaukee and Precision Consulting for the maintenance of various databases. (submitted by Commissioner's Office)

Martha Brown, Deputy Commissioner of the Department, provided some background of the databases used throughout the department. To create the custom databases, including e-permits an environmental database, and a project tracking database, the Authority contracted Precision Consulting. Since Precision has been involved with creation of these databases, they are uniquely qualified to offer efficient services to the Authority.

The Authority awarded a contract to Precision in March 2009 for system maintenance and amended the contract in December 2009 for continued database support. This amendment would allow updates for the existing databases to continue and for Precision to create manuals for each database for the users and for another vendor who may maintain the databases. The services will be paid by numerous sources and will not be the Authority alone.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10263.

Item 10, Administration

Resolution authorizing an amendment to a contract between the Redevelopment Authority of the City of Milwaukee and Precision Consulting for the creation of a real estate database. (submitted by Commissioner's Office)

Martha Brown, Deputy Commissioner, gave an update of the real estate database whereby a considerable amount of work has been completed but a few additional months are needed to complete the project. This amendment would allow the database to be completed by mid-year 2011.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10264.

Item 11, Administration

Resolution to approve amending the Procurement Policy and Procedural Manual for the Redevelopment Authority of the City of Milwaukee (RACM), pursuant to the attached amended language and as referenced herein. (submitted by Budget)

Scott Stange of Purchasing introduced the desire to to amend the Procurement Policy and Procedural Manual to allow contract amendment requirements. This would include contracts where the value of the requested amendment exceeds \$25,000 or 10% of the dollar amount of the original contract, whichever is greater. The second amendment to the manual would include an appeal process for formal bids conducted for contracts, other than those for personal or professional services, valued over \$25,000.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10265.

Item 12, Administration

Resolution authorizing the Redevelopment Authority of the City of Milwaukee (RACM) to enter into a three year lease agreement for a computer network data backup device. (submitted by Budget)

Sandy Rotar, Budget Director for the Department, described the need for computer network backup for the Redevelopment Authority. The Housing Authority recently entered into a three year lease agreement with CSI Leasing for computer network backup services after soliciting informal bids. IT staff from the Redevelopment Authority recommends piggybacking off the Housing Authority lease and enter into a lease agreement for a data backup system with CSI Leasing in an amount not to exceed \$31,825.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10266.

Item 13, 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 Board convened into closed session for a discussion with Assistant City Attorney Gregg Hagopian before reconvening in open session.

Item 14, Regular Business

Resolution authorizing the release of encumbrances and restrictions upon TCF Bank and Layton State Bank Account Balances of VFW Post 2874 and account balances allowing the VFW to retain and use those account funds for VFW purposes. (submitted by City Attorney's Office)

Gregg Hagopian of the City Attorney's Office requested the Board approve the resolution releasing the restrictions upon the TCF and Layton State Bank accounts. Mr. Hagopian will notify the VFW and their counsel of the Board's decision.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10267.

Annual Meeting

Item 15, Administration

Annual election of the chair and vice chair.

The members of the board recommended keeping the Chair and Vice Chair and both officers agreed to continue on with those responsibilities.

Item 16, Administration

Resolution approving the 2011 meeting schedule.

The Assistant Executive Director of the Redevelopment Authority provided the Board with the calendar of meeting dates. The Board will continue to meet on the third Thursday of every month. The only exception is a special meeting that will be required for January 13, 2011 due to the tax credit application schedule with the State of Wisconsin.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10268.

Item 17, Administration

Resolution approving the 2011 Redevelopment Authority of the City of Milwaukee Operating Budget. (submitted by Budget)

Sandy Rotar, Budget Director, provided the Board some background by comparing the 2010 budget and the proposed 2011 budget. The proposed budget would eliminate one position and add 4 positions including a network analyst assistant to assist the Redevelopment Authority with separating IT services from the Housing Authority. The total budget for 2011 is \$1,916,185 which is a significant increase from last year; however, the majority of the increase is due to changes in how the Authority reports grant expenditures and some of the increase is due to a change in the rate of fringe benefits (41% to 48%).

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - nays. Adopted resolution is No. 10269.

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 **January 20, 2011**, 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.