

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
FEBRUARY 14, 2011**

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 Alderman Willie C. Wade
Commissioner Robert B. Rondini
Commissioner Ken Munson

MEMBERS EXCUSED: Commissioner Kathryn M. West
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 December 16, 2010 regular meeting and the January 13, 2011 special meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

There are two public hearings today. The first public hearing is regarding an amendment to the Park East Redevelopment Plan. Plan amendments require Class II publications and this notice was published in the Daily Reporter on January 31st and February 7th.

The second public hearing is regarding property disposition. Property sales require Class II publications and this notice was published in the Daily Reporter on January 31st and February 7th.

Item 1, Public Hearing

Resolution approving Amendment No. 5 for the Park East Redevelopment Plan. (3rd, 4th & 6th Aldermanic District; submitted by Planning)

Vanessa Koster of Planning introduced the resolution showing maps of the current Park East Redevelopment Plan area and the current land owners for this specific block. She then showed maps pulling the parcel out of the plan area and how the ownership would change between MSOE, Milwaukee County, and M&I. Ms. Koster also detailed the other City approvals that would be necessary including BOZA and CPC. Dr. Veits of MSOE further described the project as a soccer field atop a parking structure. The field would be at grade in the SE corner be approximately 25 feet above street grade on the NW corner. Some of the 780 parking stalls would be used by MSOE but the majority would be available for the surrounding developments. Some commercial space would be created on the north side of the development. To the north of the commercial space will be a greenspace that will be constructed and maintained by the university. Executive Director Marcoux reiterated the importance of MSOE's presence in downtown Milwaukee and the project itself. Alderman Kovac and developer Bruce Westling each stated their support for the project. Richard Schreiner, a neighbor, provided some words of caution

for the Board on allowing the construction of a large parking structure that may not be fully utilized.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10272.

Item 2, Public Hearing

Resolution accepting the Offer to Purchase from Milwaukee Habitat for Humanity, Inc. for the properties at 2642 & 2654 North 21st Street and 2509 North 22nd Street for residential construction. (15th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate discussed the work that Habitat for Humanity is undertaking this year. The organization is prepared to construct 42 homes in the City of Milwaukee including 3 homes on the vacant lots in this resolution. Brian Sonderman, new Executive Director of Milwaukee Habitat, introduced himself and thanked his partners including the Redevelopment Authority.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10273.

Item 3, Regular Business

Resolution accepting an Offer to Sell for the property at 4518-20 West Lisbon Avenue. (15th Aldermanic District; submitted by Real Estate)

Dwayne Edwards of Real Estate introduced the resolution and described the fact that RACM owns all of the properties surrounding the subject parcel. Authority staff has not had any initial discussion with developers; however, this spot acquisition will allow us assemble the properties and market them as one development. The subject property will be acquired and the on-site building will be demolished.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10274.

Item 4, Regular Business

Resolution authorizing an extension of the current contract with Deinhart Computer Consulting Inc. (DCC), to provide professional computer consulting services for RACM. (submitted by Administration)

Roger Rick from Administration described the upcoming RACM/HACM split of the Information Technology divisions. The resolution would continue with the split and allow RACM to contract with Deinhart Consulting to continue with IT support, security, and other computer services needed by the department.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10275.

Item 5, Administration

Cathedral Square Parking Structure Audit Report. (4th Aldermanic District; submitted by Budget)

Rocky Wruck from the Budget Office introduced the topic stating the Cathedral Square Parking Structure was identified in a recent RACM financial audit. Coleman & Williams was hired to review the parking structure financial records. A representative from the accounting firm then described the audit process including review of records from Van Buren Management. Coleman & Williams did not identify any discrepancies and provided the Board with a clean audit. RACM does reserve ~\$90,000 per year in an account for future maintenance. No action from the Board was needed.

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 **March 17, 2011**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

A handwritten signature in black ink, appearing to read "David P. Misky". The signature is written in a cursive, flowing style.

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.