

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

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

**MEMBERS PRESENT:** Commissioner Lois A. Smith, Chair  
Commissioner Kathryn M. West  
Commissioner Alderman Willie C. Wade  
Commissioner Robert B. Rondini  
Commissioner Ken Munson

**MEMBERS EXCUSED:** Commissioner Bill Schwartz, Vice Chair  
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 March 17, 2011 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding approval of Development Plans, the required Class II notice was published in the Daily Reporter on March 31st and April 7th.

**Item 1, Public Hearing**

Resolution approving a Development Plan for the Villard Square Grand Family Housing & Library Mixed Use Housing Community. (1st Aldermanic District; submitted by Planning)

Following a brief introduction from Assistant City Attorney Tom Gartner on the need to create a Redevelopment Corporation to utilize New Market Tax Credits, Vanessa Koster of Planning provided a summary of the Development Plan for the 35th and Villard area. The area does not have a current Redevelopment Plan but this Development Plan conforms to the general plan of the City and meets the requirements of State Statute 66.1303(3). Final approval of this resolution is contingent upon the City and the Authority approving a Cooperation Agreement that creates a Redevelopment Corporation. Commissioner Munson requested clarification on the use of a Redevelopment Corporation rather than an LLC. ACA Gartner stated the tax and bond attorneys recommend a greater separation between the Authority and the City of Milwaukee.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10280.

**Item 2, Public Hearing**

Resolution approving a Development Plan for the Century City Industrial Park Project. (7th Aldermanic District; submitted by Real Estate)

Kein Burton, Project Coordinator for the 30th Street Corridor, described the Development Plan for the Century City project area. The area currently has a Redevelopment Plan but this Development Plan is specific to the 84 acres the Authority purchased in December 2009. The Development Plan conforms to the Redevelopment Plan and the general plan of the City. It also meets the requirements of State Statute 66.1303(3) to support the creation of the Redevelopment Corporation. As indicated in the previous resolution, final approval is contingent upon the City and the Authority approving a Cooperation Agreement that creates a Redevelopment Corporation. Once the Redevelopment Corporation is created, the plans are adopted, the project should realize a \$2.5 million equity investment through the New Market Tax Credit structure.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10281.

### **Item 3, Regular Business**

Initial Resolution relative to the issuance of Redevelopment Authority Revenue Bonds for Milwaukee School of Engineering. (3rd Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development reintroduced the project to the Authority. The bonds would allow the school to refinance current debt on the Kern Center, Student Union, and other projects and allow them to use some of the bond proceeds to construct the new soccer field/parking structure complex. This resolution is the initial approval for the school to utilize the bonds.

Commissioner Munson moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10282.

### **Item 4, Regular Business**

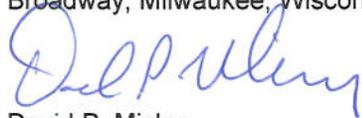
Resolution relative to application, acceptance, and funding of a grant application to the United States Environmental Protection Agency for workforce development and job training at the Century City project in the City of Milwaukee. (7th Aldermanic District; submitted by Real Estate)

Kein Burton, Project Coordinator for the 30th Street Coordinator, described the \$287,000 grant application. The Authority would partner with WRTP to recruit, train, and place 20 people in the environmental remediation business. The grant would be paired with \$100,000 from the project. Commissioner Munson asked about the recruitment of the people and Ms. Burton stated WRTP had good success with the HVAC training program in the surrounding area through neighborhood meetings and leaflet drops.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10283.

## **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 **May 19, 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.