

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
OCTOBER 20, 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 Bill Schwartz, Vice Chair  
  Commissioner Kathryn M. West  
  Commissioner Robert B. Rondini

MEMBERS EXCUSED:                 Commissioner Alderman Willie C. Wade  
  Commissioner Ken Munson  
  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 September 15, 2011 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

**Item 1, Regular Business**

Initial Resolution Regarding Midwestern Disaster Area Revenue Bond Financing for J. F. Ahern Co. (8th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development provided the background for the JF Ahern project. The company is planning on building their regional headquarters in the Menomonee Valley Industrial Center for approximately 190 employees. The company is exploring options to finance the \$8.8 million project and is planning on utilizing this type of revenue bond.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10311.

**Item 2, Regular Business**

Resolution authorizing Van Buren Management, Inc., to solicit bids and award contracts for certain painting and other repairs at the Cathedral Place Parking Structure, 720 E. Wells Street. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the result of a recent parking structure inspection performed on all City- and RACM-owned parking structures. The inspection identified a few minor issues on the structure that require scraping and re-painting. Commissioner Rondini asked about the rough cost estimate for the work which Mr. Scherer responded with a cost of \$80-\$90,000. Van Buren Management is required to use prevailing wage due to the Authority's ownership.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10312.

**Item 3, Regular Business**

Resolution authorizing Certificates of Completion for the Heart and Hope and Franklin Square Apartments. (6th and 15th Aldermanic Districts; submitted by Real Estate)

Matt Haessly of Real Estate provided a summary of both projects and stated a few pertinent details for each. Both projects exceeded RACM's Emerging Business Enterprise requirements and the City's Resident Preference Program requirements. The developer Melissa Goins spoke of the partnership with Brinshore Development and the success of 100% occupancy for each project.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10313.

**Item 4, Regular Business**

Resolution authorizing an amendment to a contract for unarmed security guard service at Century City. (7th Aldermanic District; submitted by Real Estate)

Benji Timm, Project Manager for Century City, introduced the file and stated this amendment is the second of two 1-year extensions to the selected contractor, Securitas. The company has exceeded the Emerging Business Enterprise and Resident Preference Program goals for the project. This extension would be given until January 2013.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10314.

**Item 5, Regular Business**

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

Martha Brown, Deputy Commissioner of the Department, requested a second amendment for \$70,000 for Precision to make changes to a few of the existing departmental databases and to complete the Real Estate Database. This amendment would allow the company to complete the projects by the end of the year and beginning the transition to the City's Information Technology Management Division (ITMD). Commissioner Schwartz wanted clarity on whether this request would add to the overall 2011 budget and Ms. Brown stated affirmatively. She also made the Board aware that an additional request would be needed for the month of January to complete the transition to ITMD.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10315.

**Item 6, Administration**

Resolution regarding payment of 5.5% pension contribution by Redevelopment Authority employees. (submitted by Commissioner's Office)

Deputy Commissioner Brown introduced the resolution by providing a background to the State of Wisconsin's Act 10 which states that "city agencies" are no longer able to contribute the employee's pension share but now each employee must contribute 5.5% of income to their pension. The City Attorney's Office has rendered an opinion that Redevelopment Authority employees must follow Act 10.

Commissioner West moved for adoption of the resolution and it carried by a vote of 3 ayes - 1 nays with Commissioner Rondini in opposition. Adopted resolution is No. 10316.

**Item 7, Closed Session**

The Board may convene into closed session, pursuant to s. 19.85(1)(e) , 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 deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Discuss long-term strategy relating to Airline Yards (RACM's property), Phase 2 of Menomonee Valley Passage and Hank Aaron State Trail. (submitted by City Attorney's Office)

The Authority entered into closed session for a discussion with Attorney Hagopian before reconvening in open session.

The Board will likely hear staff recommendation on the scope of the Authority's long-term maintenance responsibilities for the new park at the next Board meeting.

**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 **November 17, 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.