

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 21, 2012**

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

MEMBERS EXCUSED: Commissioner Kathryn M. West
Commissioner Jose Galvan

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 May 17, 2012 regular meeting and the June 4, 2012 special meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr Misky reported that for the public hearing on proposed blight designation, the owner of the property waived its statutory right to receive the hearing notice by Certified Mail 20 days prior to the hearings.

Item 1, Public Hearing

Resolution designating the property located at 223 West Pittsburgh Avenue in the City as blighted and in need of substantial rehabilitation for purposes of providing financial assistance for redevelopment and borrowing purposes. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova from Economic Development reminded the Board that the Reed Street Yard TID was approved in November 2011. The Water Council Accelerator Building is within the TID boundary and will comprise of an 88,000 square-foot building with leased space for the Water Council, Badger Meter, UW-Milwaukee, Veolia, and others. Staff have determined the building to be blighted and in need of rehabilitation. Commissioner Schwartz asked if this building met the definition of blight and Mr. Casanova stated that it met all three criteria of blight including being vacant, in need of significant repair, and impairing the growth of the neighborhood. No other public testimony was given.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10357.

Item 2, Regular Business

Resolution authorizing the issuance of redevelopment revenue bonds (Water Accelerator Project). (12th Aldermanic District; submitted by Economic Development)

Dan Casanova provided the financing of the \$21 million building including \$5.9 million from New Market Tax Credits, \$4.0 million from Historic Tax Credits, and \$11 million from the revenue bonds.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10358.

Item 3, Regular Business

Resolution authorizing the issuance and sale of refunding revenue bonds and matters related thereto for Milwaukee Public Schools - Neighborhood Schools Initiative. (submitted by Economic Development)

Jim Scherer of Economic Development stated that MPS used bond issuances of \$33 million in 2002 and \$78 million in 2003. A portion of those bonds have been repaid so their current request is for \$60 million of refunding revenue bonds that will save MPS over \$4.5 million over the next 8 years. The original bonds were used on 37 schools and 3 partnership schools for renovations, expansions, and modifications. Mr. Scherer stated that this action is the only type of action that does not require blight designation for the Board to act on.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10359.

Item 4, Regular Business

Resolution amending the Option to Purchase with Heartland Housing, Inc. to allow for donation of the properties at 320 to 328 East Center Street and 2721 to 2733 North Buffum Street for a supportive housing development in the Harambee neighborhood. (6th Aldermanic District; submitted by Real Estate)

Elaine Miller of Real Estate reminded the Board of the December 2011 action authorizing the sale of land to Heartland Housing for 34 units of supportive housing. The project received WHEDA tax credits recently but still has a \$1.3 million gap. Hume An from Heartland Housing stated that his group needs a property donation to improve their chances of a \$600,000 Affordable Housing Program grant from the Federal Home Loan Bank. They will also be applying for a \$400,000 City Housing Trust Fund grant and a \$300,000 foundation or HOME fund grant to close the gap. They hope to begin construction in November of this year.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10360.

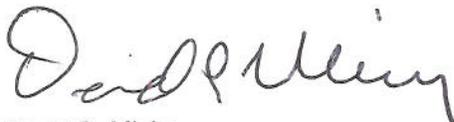
Item 5, Administration

Annual Investment Update (M & I). (submitted by Finance & Administration)

Sandy Rotar from Finance introduced the item by reminding the Board of the recently adopted investment policy. The policy allowed the Authority to contract an investment manager where an RFP generated 9 proposals. The Authority entered into a contract with BMO Financial in May 2011 and this item is an annual update of how the \$5 million of invested funds are performing. Dave Ness of BMO gave a presentation on the portfolio and stated the investments have increased 1.65%.

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 **July 19, 2012**, 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.