

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
JULY 19, 2012**

**MINUTES**

---

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 Alderman Willie C. Wade  
  Commissioner Jose Galvan

MEMBERS EXCUSED:                 Commissioner Robert B. Rondini

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 June 21, 2012 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for the two public hearings regarding Project Plans, the required Class II notices were published in the Daily Reporter on July 5th and July 12th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of these hearing notices.

**Item 1, Public Hearing**

Resolution approving Third Amendment to Project Plan for Tax Incremental Financing District No. 47 (875 East Wisconsin Avenue project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development introduced the item whereby \$350,000 of funding would be used to repair Jefferson Street from Michigan to Kilbourn. This resolution reflects the Common Council's ordinance and Joint Review Board's guidelines to allow TID funds to be used for road repairs within 1/2-mile of a TID boundary. Commissioner Schwartz asked if this had anything to do with the streetcar and Mr. Scherer stated no that this is strictly for road repair. Mr. Marty Wahl, concerned citizen of Milwaukee, spoke out against the amendment. He does not believe this passes the "but for" clause for TIDs and thinks the TID should be closed out and the tax money be used by all the taxing jurisdictions. Mr. Scherer responded by saying the City will request the Department of Revenue close out the district and all other taxing entities be paid.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10361.

**Item 2, Public Hearing**

Resolution approving the boundaries and Project Plan for the 6701 West Good Hope Rd./HellermannTyton Co. Project Tax Incremental Financing District. (9th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development requested the creation of a new tax incremental district (TID 77) for HellermannTyton Company to acquire and upgrade a facility at 6701 W. Good Hope Road. The company began operations at Faulkner and Bradley Roads in 1977. They manufacture cable ties, clips, ties, and heavy-duty mounts for the automotive, aerospace, and OEM markets. The \$750,000 TID will assist the company in acquiring the 19-acre site with a 92,000 square-foot building. The expansion will allow them to hire 100-125 more employees over the next five years. The developer-funded TID is tied to the creation of jobs over those years. Terri Tuttle, VP of Marketing for the company, presented a slide show for HellermannTyton. She stated that half of the 250 current employees live in Milwaukee with 101 of them being minorities.

Commissioner Schwartz cautioned the company on investing in a fence that encircles the property including the Good Hope frontage. He wanted the company to know the Good Hope frontage has curb appeal and a fence would send the wrong message. Ms. Tuttle stated the safety of the employees comes first but that curb appeal is very important to the company. Commissioner Wade toured the facility recently and was impressed by the number of his constituents that were working that day. Ms. Tuttle said the company is working hard with various strategies on closing the training gap for new hires.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10362.

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

Resolution approving Grant Agreement with the City of Milwaukee for Tax Incremental District No. 71 (Mitchell Street/833 West Mitchell Street Project). (12th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the need for an injection of TID funds to assist the renovation of a building at 833 W. Mitchell Street. The building had suffered a major fire a few years ago so, along with insurance proceeds, the owner of the building would like to renovate the 1st floor of the building into commercial space (including space for a Subway) and the 2nd floor into 5 apartments. More specifically, the \$8,400 of TID grant funds would be used for a new water line with backflow protection.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10363.

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

Resolution authorizing the solicitation of bids and award a contract for necessary capital repairs at the Cathedral Place Parking Structure, 520 East Mason Street. (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development reminded the Board that RACM owns the parking structure at 520 E. Mason Street. The ramp is ~10 years old and requires some capital maintenance. RACM has parking ramp revenue to use for the needed cosmetic work including repairs to some drywall, painting of lobbies, and re-striping of the traffic markings. The weather-related repairs required RACM to engage DPW and Continuum Architects to draft specifications (with prevailing wage) and solicit bids. DPW will be issuing the RFP in the next couple of weeks and then award the contract.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10364.

**Item 5, Regular Business**

Resolution authorizing the Executive Director to enter into a change order to amend the scope of services of the Redevelopment Authority contract with Sigma Environmental Services, Inc. to allow for the partial demolition of the building at 1136-46 East North Avenue to prepare the site for environmental remediation and subsequent redevelopment. (3rd Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the project to the Board by providing the site location and the background on the federal Economic Development Initiative grant for the Riverworks neighborhood. The Department of Neighborhood Services recently asked for bids to demolish a garage on the site; however, due to the complex nature of the demo and the quick timeline, no bids were received. This resolution allows the Authority to use the existing environmental services contract with the Sigma Group to subcontract a demolition contractor. The current contract does not allow for demolition so this resolution allows for a change order with the company. Commissioner Galvan asked if Sigma was the General Contractor for the residential development. Ms. Dettmer stated that Sigma is the environmental contractor for the developer and for the Authority on the project. They would be subcontracting the demolition work which will help with controlling costs and the timeline. Commissioner West asked if the development went all the way to N. Humboldt. The new complex does not reach Humboldt since there are 3 or 4 homes that exist between the property and Humboldt.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10365.

**Item 6, Administration**

Acceptance and approval of the 2011 RACM audit and financial statements by Baker Tilly. (submitted by Finance & Administration)

Mr. David Schroeder, Budget Manager for the Authority, provided the background on the 2011 Financial Statements and Audit to the Board. Mr. Steve Henke of Baker and Tilly, the firm that conducted the audit, stated the audit was finalized June 28th. Mr. Henke stated there were no material weaknesses or deficiencies and the audit was a "clean opinion."

Commissioner West moved for acceptance and approval of the audit and financial statements; it was approved by a vote of 5 ayes - 0 nays.

**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 **August 16, 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.