

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 15, 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 Kathryn M. West
 Commissioner Alderman Willie C. Wade
 Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Robert B. Rondini
 Commissioner Frances Hardrick

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 October 18, 2012 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported the following for today's public hearings: For the two public hearings on property disposition, the required Class II notice was published in the Daily Reporter on November 1st and November 8th. For the public hearing on brownfield grant applications, the required notice was published in the Daily Reporter on November 1st and November 8th.

Item 1, Public Hearing

Resolution authorizing the conveyance of the vacant parcel at 1021(R) West Atkinson Avenue to the City of Milwaukee for dedication as public right of way. (6th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate spoke on behalf of Matt Haessly on the item whereby the Authority will convey the 5'-wide, 1,320'-long property to the City for public right-of-way. The stretch of land was not originally conveyed to the City in the original deal to Telos, the adjacent owner. Alderman Wade asked why this was happening now? Mr. LaPierre stated the Department of Public Works needs the property for a repaving project of the alley.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10381.

Item 2, Public Hearing

Resolution accepting the Unbuildable Vacant Lot Offer to Purchase submitted by Sonia Dixon for the vacant lot at 2320 North Hubbard Street for use as greenspace. (6th Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate described the lot as being in a Redevelopment Plan Area since 1984. The lot is unbuildable being only 30 feet wide. The adjacent owner would like to acquire the parcel as greenspace. Alderman Wade asked if the adjacent owner

lives at the neighboring property and Mr. LaPierre confirmed that this is the case and the properties will be listed as 1 tax-key. Chair Smith asked if the owner could tear down her existing home and use both lots to construct a larger home. There will be a deed restriction limiting the parcel to greenspace. If the owner decided to do a tear-down, it would fit the larger lots of the neighborhood but also require city approval.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10382.

Item 3, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds and cleanup of various brownfields throughout the City of Milwaukee. (7th Aldermanic District/City-Wide; submitted by Environmental Team)

Tory Kress of the Environmental Team introduced the item. The Authority is applying for \$1 million from the Revolving Loan Fund, \$200,000 from Hazardous Assessment, and \$600,000 from Cleanup for Century City. The matches from the grants will come from various sources including the private sector. The cleanup funds would be used to prepare two Century City outlots for housing development. Commissioner West asked about the type of contaminants for the outlots and Ms. Kress stated they were former service stations; however, the impacts are fairly minimal. The resolution also has the "Analysis of Brownfield Cleanup Alternatives" for each of the cleanup sites.

Gloria Stearns, Executive Director of the 30th Street Industrial Corridor Corporation and BID 37, spoke in strong support of the applications stating that the work already done by the City has benefited the area greatly through an increase in property assessments referencing the recently-completed Maures Development project on N. 35th Street.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10383.

Item 4, Regular Business

Resolution Authorizing Issuance and Sale of Multifamily Housing Revenue Refunding Bonds, Series 2012 (Boulevard Apartments Project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development described the original bond issuance in 2007 where Sherman and Associates used the Authority's bonding practice to assist in financing 207 rental units. This resolution is the issuance of \$3.8 million of revenue refunding bonds to take out the prior issuance to lessen the overall debt of the project. Commissioner Galvan asked about the impact to the existing residents. Mr. Scherer stated that this project is a Section 42 housing project and that there would be no impact to the current residents.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10384.

Item 5, Regular Business

Resolution authorizing the issuance of redevelopment revenue bonds (WIS27, LLC Project). (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of Economic Development stepped in for Dan Casanova and reintroduced the project to the Board. The \$8 million project will be financed with owner's equity, New Market Tax Credits, and bonds. The vacant property will house about 200 State employees and, hopefully, reactivate the neighborhood. Commissioner Schwartz asked about the length of the lease term. Mr. Scherer stated that it was 15 years. The project is already under construction.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10385.

Item 6, Regular Business

Resolution authorizing an Intergovernmental Cooperation Agreement with the Milwaukee Metropolitan Sewerage District for a project in the Menomonee Valley Industrial Center and Community Park. (8th Aldermanic District; submitted by Real Estate)

David Misky, Assistant Executive Director of the Authority, provided background on the project and the need to complete the riverbank directly south of Palermos. The Board has already authorized acceptance of grants from the Fund for Lake Michigan (\$125,000) and the Department of Natural Resources (\$130,000) and has authorized staff to work with the Department of Transportation to leverage additional funds (\$500,000). This resolution allows the Authority to sign an agreement for the Milwaukee Metropolitan Sewerage District to provide an additional \$135,000 to the project to protect a sewer pipe that runs along the riverbank.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10386.

Item 7, Administration

Resolution approving the Redevelopment Authority of the City of Milwaukee (RACM) Employee Handbook, attached to and referenced herein. (submitted by Finance and Administration)

Sandy Rotar of Administration recommended the drafting of the Authority handbook in 2007. This recommendation was made at a time the Housing Authority was separating from the department and now has no ties to DCD. Since Authority staff are at-will employees and DCD staff are civil servants, it made sense to create handbooks for each. The process was nearly complete when the State passed Act 10 changing public employee work rules in 2011.

Judy Allen of Human Relations then described the need to incorporate the Act 10 rules into the draft handbook. The items highlighted by Ms. Allen included the grievance procedure with the Board being the final step in the process and the economic interest section with the staff's conflict of interest statement. Commissioner Galvan asked how many employees were impacted by this handbook and Ms. Allen stated 23.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10387.

Item 8, Closed Session

Upon motion duly made and carried, the Board may convene in closed session pursuant to Sec. 19.85 (1) (g) Wis Stats.

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

Item 9, Regular Business

Resolution to authorize settlement agreement regarding Riverbridge Condominium land at 1905-1925 N. Water Street and Belair Cantina restaurant land at 1935 North Water Street. (3rd Aldermanic District; submitted by City Attorney's Office)

Attorney Gregg Hagopian introduced the item following a discussion in closed session. The resolution is to authorize the settlement agreement between several parties including the Authority, New Land Enterprises, Belair Cantina, and 1935 N. Water Street. This

settlement will resolve all lingering issues or possible disputes. Belair will provide a check to the Authority for \$2,500 and the Authority will provide a check to New Land Enterprises for \$5,000 for their performance deposit resulting in the Authority retaining \$7,500 of the original \$10,000.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10388.

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 **December 13, 2013**, at 1:30 P.M., on the First Floor of the Mitchell Street Market Lofts, 1920 West Mitchell Street, 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.