

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR AND ANNUAL MEETING
DECEMBER 13, 2012**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Community Room at the Mitchell Street Market Lofts, 1920 West Mitchell Street, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Lois A. Smith, Chair
Commissioner Kathryn M. West
Commissioner Alderman Willie C. Wade
Commissioner Robert B. Rondini
Commissioner Jose Galvan
Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Bill Schwartz, Vice Chair

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 November 15, 2012 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Regular Meeting

Mr. Misky reported that for today's public hearing regarding an amendment to a Project Plan, the required Class II notice was published in the Daily Reporter on November 29th and December 6th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of this hearing notice.

Item 1, Public Hearing

Resolution approving Amendment to Tax Incremental District No. 22 (Beerline B project), and authorizing the donation of funds to Tax Incremental Districts No. 60 and 62. (1st, 3rd, 4th & 6th Aldermanic Districts; submitted by Economic Development)

Jim Scherer of Economic Development provided an overview of the three tax-incremental districts. TID-22, Beerline, encompasses 500+ properties and has created >\$200 million of tax base since it's inception; thereby creating considerable amount of revenue. The TID would donate to TID-60 (Intermodal) and TID-62 (DRS). The Intermodal has some vacancy in the station building in addition to the lack of residential development within the district. The DRS district has seen a decrease in the value of the building and the immediate area due to the economy. A 5-year donation is proposed that would provide the "catch-up" costs.

Commissioner West asked if there was a minimum age of a TID before you can either provide or accept a donation. Mr. Scherer said there was not but that, at inception, the districts had to be created as blighted districts. Ms. West then asked about DRS level of employment. Mr. Scherer stated the structure for paying off the TID was based on an employment goal of 450 employees (up from 370) and they are currently at 360.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10389.

Item 2, Regular Business

Resolution authorizing release of the Contract for Sale of Land to an Adjoining Owner for the property at 1526-28 North 28th Street. (15th Aldermanic District; submitted by Real Estate)

Elaine Miller of Real Estate described that RACM was working on the sale of 31 properties for affordable housing applications due in January. A title search for one of the properties kicked up an agreement from 1975 for the Authority to sell a remnant parcel to an adjoining owner. A certificate of completion had not been done and this resolution authorizes a release of that contract to provide a clean title.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10390.

Item 3, Regular Business

Resolution authorizing a contract for unarmed security guard services at the Century City site. (7th Aldermanic District; submitted by Real Estate)

Resolution to be held until next RACM meeting.

Item 4, Regular Business

Resolution authorizing an amendment to a contract with Prism Technical Management & Marketing Services, LLC for compliance monitoring services at Century City. (7th Aldermanic District; submitted by Real Estate)

Benji Timm, Project Manager of Century City, reintroduced the item stating Prism has had a 3-year contract ending on December 31, 2012. The Authority staff would like to extend the contract to May 2013 allowing Prism to include the construction work that is nearly complete in their final analysis and report. The amended contract will not exceed \$45,000.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10391.

Item 5, Closed Session

The Board convened 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. (submitted by City Attorney's Office)

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

Commissioner Wade was excused from the meeting during the closed session. Commissioner West was excused during the closed session and returned upon reconvening in open session.

Annual Meeting

Item 6, Administration

Annual election of the chair and vice chair.

Bill Schwartz was elected Chair and Lois Smith was elected Vice Chair for 2013.

Item 7, Administration

Resolution approving the 2013 meeting schedule.

Board will continue to meet the 3rd Thursday of every month.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10392.

Item 8, Administration

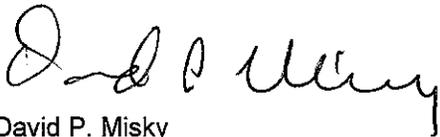
Resolution approving the 2013 Redevelopment Authority of the City of Milwaukee Operating Budget. (submitted by Finance & Administration)

David Schroeder of Budget detailed the significant changes from the 2012 to the 2013 budget. The position changes include moving three RACM positions to the City including Maria Prioletta, Elaine Miller, and Clifton Crump. In all, it is proposed that 5 positions be eliminated with 2 of them having been unfunded. Despite the positions being eliminated, the total dollars required from the Authority reserves is ~\$160,000 more than last year due to a pension obligation contribution and the payment for the Sydney Hih building for the next two budget years. Overall, the Authority budget shows a decrease of approximately \$1,470,000 due to the closing of several grants including the Recovery Act funds and a decrease in salaries obligations. Executive Director Marcoux stated that the hope is to move an additional 7 employees from the Authority to the City for the 2014 budget with an overall goal to move most of the staff in the next 5 years.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10393.

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 **January 17, 2013**, 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.