

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR AND ANNUAL MEETING  
DECEMBER 19, 2013**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. at the Global Water Center, 247 West Freshwater Way, Milwaukee, Wisconsin.

**MEMBERS PRESENT:** Commissioner Bill Schwartz, Chair  
Commissioner Lois A. Smith, Vice Chair  
Commissioner Kathryn M. West  
Commissioner Alderman Willie C. Wade  
Commissioner Robert B. Rondini  
Commissioner Jose Galvan  
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 November 21, 2013 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

**Regular Meeting**

Mr. Misky reported that for today's public hearing regarding land disposition, the required Class II notice was published in the Daily Reporter on December 5th and December 12th. For today's public hearing on blight designation & property acquisition, the City of Milwaukee waived its statutory right to receive the hearing notice by Certified Mail 20 days prior to the hearings.

**Item 1, Public Hearing**

Resolution authorizing an Option to Purchase with Maures Development Group, LLC and CommonBond Communities, Inc. for the properties at 510 to 540 West North Avenue for assemblage with adjacent property for mixed-use development. (6th Aldermanic District; submitted by Neighborhood Business Team)

Deshea Agee of the Neighborhood Business Development Team provided an overview of the development proposal that would create a 4-story building. Melissa Goins, President and Founder of Maures, provided further detail where low-income housing tax credits would be applied for to construct a 1st floor space and 40 apartments on floors 2 through 4. The tenant for the 1st floor is still being worked out and is not ready to be revealed. Mr. Agee stated the 1st floor needs to be a certain density and be activated. The name of the building would be The Griot which means "storyteller."

Mr. Agee stated three additional buildings are in the plan area and may be included in the development but they are privately owned and a deal has not been struck. Chair Schwartz asked about the current tenants in the private residences to the north. Ms. Goins stated all the tenants have month-to-month leases and would be vacated by the current owner. Commissioner West asked about the ownership of the 3 buildings. They are under 1 owner for all the units.

Chair Schwartz asked Ms. Goins about the Bronzeville initiative to which Ms. Goins responded that the smallest details are critical for the project including the signage and the colors.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10455.

### **Item 2, Public Hearing**

Resolution approving the blight designation of the City-owned brownfields at 3034 and 3044 West Lisbon Avenue for acquisition and remediation as a condition of an EPA grant and approving the blight designation and acquisition of the adjoining City-owned vacant lot at 1812 North 31st Street to facilitate future land assemblage and redevelopment. (15th Aldermanic District; submitted by Environmental Team/Real Estate)

Bunkie Miller of the Real Estate staff described the two properties whereby the City obtained the titles to each property in 2010 after preliminary information was collected. The Authority would like to submit environmental cleanup grant applications to the USEPA which would assist in demolishing each of the two buildings. The blight designation would allow the Authority to take title and then apply to the federal government for cleanup dollars. Commissioner Wade asked about acquiring the residential properties north and west of the subject parcels. Ms. Miller was unsure of the current status of each but the City has already foreclosed on several properties in the neighborhood. Commissioner Smith asked about the odd shape of the lot which was likely due to the steep drop to the railroad tracks.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10456.

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

Resolution approving an Amended and Restated Reciprocal Operating and Easement Agreement granting an access easement over a portion of the Miller Park ring roads benefiting the Menomonee Valley Industrial Center and providing for maintenance of those ring roads encumbered by the easement. (8th Aldermanic District; submitted by City Attorney's Office)

Mary Schanning of the City Attorney's Office provided the background to the resolution. Before Miller Park was constructed, CMC entered into an agreement with the Milwaukee Brewers and the Stadium District for use of the privately-owned ring roads. The agreement stated the Brewers would pay for the maintenance and capital improvements; however, the users of the roadway would reimburse the Brewers up to 75% of the maintenance costs. The agreement was assigned to the Authority once the property was purchased from CMC and is still on the title for each buyer of land in the Menomonee Valley Industrial Center.

This resolution amends the original agreement by keeping the access easements in place, waives all previous expenses, has the Brewers taking on all capital expenditures, but has the City taking on all maintenance of the ring roads including snow plowing. Chair Schwartz stated this seemed like a good deal to the private property owners but asked why the Brewers would amend the original agreement to which Ms. Schanning replied the Brewers want to continue to own the ring roads and control the work performed on them. This new agreement also vacates the "paper road" known as S. 44th Street that bisects the Brewers surface parking lot.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10457.

**Item 4, Regular Business**

Resolution authorizing an Intergovernmental Cooperation Agreement with the Milwaukee Metropolitan Sewerage District to provide acquisition and relocation services. (1st Aldermanic District; submitted by Real Estate)

Bunkie Miller of Real Estate briefly described the successful relationship the Authority has with the District for the Kinnickinnic River project for acquisition and relocation services. This resolution is to expand the work into the 30th Street Corridor where the current cooperation agreement would be amended. Commissioner Wade asked Don Nehmer of MMSD about the DRS parking lot. Mr. Nehmer stated there would be 2 stormwater detention ponds including the residential lots east of DRS and the former Bee Bus property. The next phase could include the DRS parking lot. Commissioner Wade then asked whether Alderman Hamilton has been briefed to which Mr. Nehmer said yes. Commissioner Smith asked about the status of the KK River project. Mr. Nehmer stated 59 of the 83 properties have been acquired with 83 tenant units relocated (73% in the City of Milwaukee). Commissioner Wade asked about demolition versus deconstruction. Mr. Nehmer said that bids are obtained for each and the Commission decides on the approach. Chair Schwartz asked about the pond that will be created across from DRS. The details are being worked out which may include a secured facility with fencing.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays with Commissioner Galvan abstaining. Adopted resolution is No. 10458.

**Item 5, Regular Business**

Resolution authorizing the execution of a First Amendment to Land Use Restriction Agreement (McKinley Gardens Project) by and between McKinley Gardens, LLC, US Bank National Association and the Redevelopment Authority of the City of Milwaukee. (4th Aldermanic District; submitted by City Attorney's Office)

Tom Gartner of the City Attorney's Office provided the background for the project including the issuance of \$5.275 million of bonds in 2009 for 17 apartments and townhomes. The borrower would like to refinance with a loan from HUD who's rights supercede the Land Use Restriction Agreement that was required by the Authority for the project. This resolution authorizes the Authority to amend the Land Use Restriction Agreement to include certain HUD provisions. The City Attorney's Office and Authority staff hope to submit a blanket resolution in the future that would allow items like this to be handled administratively.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10459.

**Item 6, Regular Business**

Resolution authorizing the Redevelopment Authority to create a records management program. (submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the item of a records management program to the Board. Wisconsin Statutes states that the Authority may provide the preservation, accessibility and retention schedules for public records. This resolution would authorize the Authority staff to establish a records management program that generally follows the City's program. Some exceptions may arise that would be brought before the Authority Board.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10460.

**Item 7, Regular Business**

Moderne Project Update (submitted by Economic Development)

Lori Lutzka of Economic Development provided a status update for the project including the sale of 7 of the 14 condominiums, the leasing of 137 of the 203 apartments, and the leasing of the entire commercial space with Carson's. The original mezzanine loan was for \$2.8 million and currently has a balance of \$925,000 with the loan due December 2014. Finally, the project did exceptionally well with all the human resource elements including Small Business Enterprise.

**Annual Meeting**

**Item 8, Administration**

Annual election of the chair and vice chair.

The Board reelected the current slate of officers including Bill Schwartz as Chair and Lois Smith as Vice Chair.

**Item 9, Administration**

Resolution approving the 2014 meeting schedule.

Board approved the meeting schedule for the third Thursday of the month.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10461.

**Item 10, Administration**

Resolution approving the 2014 Redevelopment Authority of the City of Milwaukee Operating Budget (submitted by Finance & Administration)

David Schroeder, Budget Director, provided a summary of the 2014 budget for the Authority. The major changes from the 2013 include the deletion of 5 positions and the addition of 1 intern position and a Cost-of-Living Adjustment for all employees that is in line with the City of Milwaukee salary changes. Another notable difference includes an increase in the cost of property services due to an increase in the number of in rems. The additional costs will be picked up by City sources rather than the RACM General Fund.

Commissioner Rondini was excused during presentation of this item.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10462.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **January 16, 2014**, 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.