

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MARCH 20, 2014**

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 Bill Schwartz, Chair
 Commissioner Lois A. Smith, Vice Chair
 Commissioner Kathryn M. West
 Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Alderman Willie C. Wade
 Commissioner Robert B. Rondini
 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 February 20, 2014 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings on brownfield cleanup grant applications, the required notices were published in the Daily Reporter on February 18, 2014.

Item 1, Public Hearing

Resolution authorizing the preferred remedial cleanup action option at the Century City Area A site where an EPA Brownfield Cleanup Grant will be utilized for remediation. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Real Estate/Brownfield team introduced the resolution for the northern portion of Century City also known as Area A. The Authority would use the EPA grant to cleanup the area through a combination of excavation, the institutional control of capping, and groundwater monitoring/natural attenuation. This work would coincide with the proposed \$3.5 million General Capital development of 50,000 square feet. Chair Schwartz asked about the overall cost of remediation to which Ms. Kress stated the costs stated in the cleanup report will be lessened by using a combination of methods.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10472.

Item 2, Public Hearing

Resolution authorizing the revised preferred remedial cleanup action option at the Century City Area D site where an EPA Brownfield Cleanup Grant will be utilized for remediation. (7th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Real Estate/Brownfield team stated this resolution is to revise the cleanup option for the EPA grant received for Century City Area D. The original cleanup action was approved by the Board in 2012 and included excavation, capping, and groundwater monitoring. The revised option includes removal of hazardous materials from Building 65 including various chemicals and asbestos containing material.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10473.

Item 3, Regular Business

Resolution authorizing the approval of documentation relating to the \$68,210,000 Redevelopment Authority of the City of Milwaukee (Wisconsin) Variable Rate Demand Redevelopment Lease Revenue Bonds, Series 2005 (University of Wisconsin-Milwaukee Kenilworth Project). (3rd Aldermanic District; submitted by City Attorney's Office)

Tom Gartner of the City Attorney's Office reintroduced the item to the Board. This resolution extends the letter of credit for the conduit bonds the Authority issued for the UWM Kenilworth project. There is no cost to the Authority for this letter of credit with the cost being picked up by the University. The resolution also allows for the replacement of the marketing agent which was determined by the financial party of interest.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10474.

Item 4, Regular Business

Resolution authorizing a Certificate of Completion to Palermos Properties, LLC and its successors and assigns for its development of their Project at 3301 W. Canal Street. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, stated that each of the developments in the Menomonee Valley Industrial Center have performance requirements in their development agreements with the Authority. While the Authority has not required a performance deposit, completion of the project is still recorded against the deed. This resolution authorizes staff to record a Certificate of Completion against the deed to remove any encumbrance related to the Palermos project completion.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10475.

Item 5, Regular Business

Resolution authorizing a Certificate of Completion to CAM-JWM, LLC and its successors and assigns for its development of the Charter Wire Project at 3700-54 West Milwaukee Road. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, stated that this resolution authorizes staff to record a Certificate of Completion against the deed to remove any encumbrance related to the Charter Wire project completion.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10476.

Item 6, Regular Business

Resolution authorizing a Certificate of Completion to Ingeteam, Inc. and its successors and assigns for its development of their facility at 3757 West Milwaukee Road. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, stated that this resolution authorizes staff to record a Certificate of Completion against the deed to remove any encumbrance related to the Ingeteam project completion.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10477.

Item 7, Regular Business

Resolution authorizing a Certificate of Completion to Triony Milwaukee, LLC and its successors and assigns for its development of the J.F. Ahern Company Project at 3340 West Roundhouse Road. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, stated that this resolution authorizes staff to record a Certificate of Completion against the deed to remove any encumbrance related to the Ahern project completion.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10478.

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 **April 17, 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.