

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
JUNE 19, 2014**

**MINUTES**

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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, Vice Chair  
Commissioner Kathryn M. West  
Commissioner Alderman Willie C. Wade  
Commissioner Jose Galvan  
Commissioner Frances Hardrick

**MEMBERS EXCUSED:** Commissioner Bill Schwartz, Chair  
Commissioner Robert B. Rondini

**ALSO IN ATTENDANCE:** Elaine M. Miller, Special Designee  
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 May 15, 2014 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Ms. Miller reported the following for today's public hearings: For the three public hearings regarding approving project plan amendments for Tax Incremental Districts, the required Class II notices were published in the Daily Reporter on June 5th and June 12th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearing notice.

For today's public hearing regarding property disposition, the required Class II notice was published in the Daily Reporter on June 5th and June 12th.

**Item 1, Public Hearing**

Resolution amending the Project Plan for the Mitchell Street Tax Incremental Financing District (TID No. 71) (12th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development staff updated the board on the improvements made in the district since its creation in 2008 and presented the plan amendment. She explained that recently enacted state legislation allows jurisdictions to "reset" the base value of a district if one of three conditions is met. In this district, the condition that will be met is the payment of all costs within the remaining life of the TID district. Ms. Remington presented a table of declining property values in the district and discussed new projects that are expected to come online to help the TID recover its costs.

Commissioner Wade asked about the status of the Mojeska Theater. Executive Director Rocky Marcoux informed the board that parties are interested in the theater, but no clear path to reporting the theater. No request for assistance has been made. The "reset" could help all Mitchell Street projects.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10489.

**Item 2, Public Hearing**

Resolution amending the Project Plan for the N. 35th Street & Capitol Drive Tax Incremental Financing District (TID No. 74) (7th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development staff presented another "reset" of the base value for the Century City TID. She presented evidence of the district's residential value decline that prevents amortization of the Century City costs. The "reset" of base value is allowed under Wisconsin Act 183 because 19 years remain to repay the costs through the business park development.

Executive Director Marcoux informed the board that the reset was not a reflection of the Century City Business Park, but reflects the area housing that has been hit hard by the foreclosure crisis. The park's development will create industrial jobs that will drive the demand for new housing in the area.

In response to a question from Commissioner West, Mr. Marcoux felt that the projected value for Century City was conservative. The main Century City site has accrued little value to date, but projects are in the works. The reset is mostly on the residential portion of value.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10490.

**Item 3, Public Hearing**

Resolution approving the Second Amendment to the Project Plan for Tax Incremental Financing District No. 75 (Reed Street Yards). (Aldermanic District; submitted by Economic Development)

Dan Casanova provided the progress to date on the Reed Street TID including updates on completion of public infrastructure and the Global Water Center.

The amendment would provide \$1.3 million for additional infrastructure, create a public-private venture fund and assist construction of a parking ramp over rail lines. Specific grants will be presented separately to the Authority and will include conditions for job creating, preleasing and PILOT agreements for any tax-exempt use. The ramp will include 20 public parking spaces and public access to the river. Payoff is expected in years 13 to 16, within the legal limit.

Executive Director Marcoux added comments on the flexibility for venture funds and its availability for adding project amenities.

Commissioner Galvan obtained clarification that most projects would primarily be east of 6th Street, but may include paving work west of 6th. Commissioner West also obtained clarification on extent of paving.

Commissioner Wade asked about site history and the impact of the marsh and past flooding. Mr. Casanova highlighted the stormwater improvements that have been made to handle stormwater on-site. No recent flooding has occurred.

Michael Weiss, the developer of a proposed building, discussed his plans for the first building. The structure will have no basement. If an overflow occurs, the water can be directed to the canal.

Marty Wall, an interested citizen, raised concerns about the work for the Water Council that has been performed by out-of-town firms. Mr. Casanova mentioned required employment requirements for infrastructure, but other projects are often under threshold for best efforts SBE participation. Mr. Wall was thanked by Commissioners West and Wade for his efforts to monitor such projects.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10491.

**Item 4, Public Hearing**

Resolution approving an Assignment of Option to Purchase from the Century City Redevelopment Corporation and Agreement for Sale of Land to the General Capital Group, LLP for property within the Century City Business Park (7th Aldermanic District; submitted by Real Estate)

Benji Timm outlined the two components of this action: accepting the option assignment from CCRC: and sale of two lots to General Capital. Mr. Timm gave background on Century City site preparation -- remediation, rough grading, new utilities and a greenway - - and land will be sold for \$55,000/acre. The area to be sold will be divided into two lots, one for immediate sale and one with an option to purchase.

Executive Director Marcoux provided highlights of Century City efforts. The building demolitions stabilized the area and development efforts will become real once a building is constructed.

Michael Weiss, President of General Capital, gave an overview of the project and hopes to start construction this year. He is receiving calls from interested parties and when he is comfortable with Phase I leasing, he will start Phase II. The project will target light manufacturing and advanced technology businesses.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10492.

**Item 5, Regular Business**

Resolution approving an amendment to the Loan Agreement, Tax Incremental District No. 53 – Menomonee Valley Industrial Center (Ingeteam, Inc. Project). (8th Aldermanic District; submitted by Economic Development)

Tracy Luber with MEDC staff explained this action would amend the employment schedule for the Ingeteam Headquarters project that was required because of TID financial assistance. Initial hiring exceeded goals, but economic weaknesses, tax credit changes and delays with construction and licensing resulted in a hiring shortfall. Ingeteam has made required payments to the TID for the shortfalls. Ms. Luber reported recent positive news such as increased hiring, new customers and increased tax base.

Executive Director Marcoux added perspective to the action. Ingeteam did not approach the City until after making several payments and requested an adjustment rather than forgiveness. The strong partnership with Ingeteam has resulted in other Spanish firms in its supply chain coming to Milwaukee. In response to Commissioner West's inquiry, he provided background on the Ingeteam recruitment efforts.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10493.

**Item 6, Regular Business**

Resolution authorizing a Certificate of Completion to Center Buffum, LLC for development of Maskani Place at East Center Street and North Buffum Street. (6th Aldermanic District; submitted by Real Estate)

Elaine Miller provided background on the property sale and project development. The project is an effort to serve an underserved market of homeless families and provides a variety of support services. Photographs of the successful construction were presented.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10494.

#### **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 **July 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.