

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
AUGUST 21, 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 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 July 17, 2014 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding approving project plan amendments for Tax Incremental Districts, the required Class II notices were published in the Daily Reporter on August 7th and August 14th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the hearing notices.

For the two public hearings on blight designation and acquisition of property, the owner of the property waived its statutory right to receive the hearing notice by Certified Mail 20 days prior to the hearings.

Item 1, Public Hearing

Resolution amending Project Plan for the Bishop's Creek Tax Incremental Financing District (TID No. 72) (1st & 7th Aldermanic Districts; submitted by Commissioner's Office)

Maria Prioletta of the Commissioner's Office introduced the resolution by stating that TID 72 was established in 2009 to assist redevelopment of the former Kaiser Tannery. The redevelopment led by Bishop's Creek was for creation of 55 units of affordable housing. There has been a significant reduction of 20% in base value due to surrounding residential values from 2009 to 2013. Wisconsin Act 183 allows amendments to TIDs if base values decrease >10% for successive years. TID 72 meets that definition and can be reset. The hope is for the assessments to stabilize in the surrounding neighborhood.

Commissioner Wade asked if there was more development planned on the site. Ms. Prioletta said the developer is currently working on the vacant building along Hampton and hopes to start in the 4th Quarter of 2014. She also stated the feasibility plan for the TID did not anticipate additional developments on the Kaiser site. Chair Schwartz asked about the revolving loan fund. There was \$300,000 available and ~\$150,000 was used by 15 home owners. The money is still available and a renewed outreach effort is needed to work with the surrounding homeowners.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10496.

Item 2, Public Hearing

Resolution amending Project Plan for the City Homes Tax Incremental Financing District (TID No. 28). (15th Aldermanic District; submitted by Commissioner's Office)

Maria Prioletta of the Commissioner's Office provided background of TID No. 28. The TID was created in 1995 for development of 43 new homes and has been amended 3 times, one which added 20 additional homes. The TID has recovered its costs and this amendment would provide \$250,000 for street paving projects within 1/2-mile of the TID boundary.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10497.

Item 3, Public Hearing

Resolution approving the blight designation of the City-owned brownfields at 3301-03, 3305-07, and 3309-11 West Lisbon Avenue and 3300-02, 3304-12, and 3316 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 1815 North 33rd Street to facilitate future land assemblage and redevelopment. (15th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team described the 6 vacant properties at 33rd and Lisbon. All of them are considered brownfields but were foreclosed upon in the late 1980s and early 1990s and before the City's due diligence process was in place. The impacts are low level resulting in possible direct contact issues and blighting influence to the neighborhood. There has been some interest in commercial gardens on the site and this grant would allow the Authority to excavate and cap the site to allow such a use.

Chair Schwartz asked about the timeline to which Ms. Dettmer stated, if successful, we could have the money in October 2015. Commissioner Smith asked if the property at 1815 N. 33rd was a brownfield. According to an assessment, it is not. Commissioner Galvan asked about combining the 7 properties into 1 property. Ms. Dettmer said that was certainly a possibility but the overall disposition of the parcels has not been determined.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10498.

Item 4, Public Hearing

Resolution approving the blight designation of the City-owned brownfields at 4101 and 4131 North 31st Street for acquisition and remediation as a condition of an EPA grant. (1st Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team provided the history of the site to the Board. Staff is requesting that the property be transferred to the Redevelopment Authority for applying for a cleanup grant from the USEPA. Commissioner Wade asked about the Northwest Side CDC's application to WHEDA for a workforce training facility. Ms. Dettmer responded that the organization is still considering an application but their option has since lapsed and will have to request a renewal prior to the WHEDA tax credit application process. Commissioner Wade then asked if the site had been previously cleaned up to which Ms. Dettmer stated not yet. Chair Schwartz asked about the Ned's Pizza site that is privately owned. The subject parcels and the Ned's Pizza parcel would be part of the NWSCDC application and this grant opportunity could help them address any site issues.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10499.

Item 5, Regular Business

Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation Site Assessment Grant for environmental demolition and site assessment work at 3456 North Buffum Street in the City of Milwaukee. (6th Aldermanic District; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the item by showing an aerial photo of the property in the Harambee Neighborhood and adjacent to a bike trail. The blighting property is privately owned and has ~\$480,000 of tax delinquency. The Redevelopment Authority requested the USEPA assist in assessing and remediating all aboveground hazardous materials including drums, containers, and asbestos. The federal agency has spent ~\$370,000 and has completed their work to date. The Department of Neighborhood Services has condemned the building and will expedite the demolition. The cost of the demolition is likely between \$200,000 and \$250,000. If successful, the WEDC grant could offset the cost by \$150,000.

Commissioner Hardrick asked if the building must come down before additional assessment is conducted to which Ms. Dettmer stated affirmatively. Commissioner Wade asked about liability. Since the Redevelopment Authority does not own the property, there is currently liability; however, we may recommend foreclosure once the building is demolished. In addition, since the building has had numerous tenants, it is very difficult to determine which tenant may have caused the environmental contamination.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10500.

Item 6, Regular Business

Resolution authorizing the application, acceptance, and funding of a grant for the restoration of a portion of the Menomonee Riverbank from the United States Environmental Protection Agency Great Lakes National Program Office. (8th Aldermanic District; submitted by Environmental Team)

Assistant Executive Director Dave Misky provided background of the project area stating the Authority has already assembled ~\$1 million of grant funds to complete the riverbank restoration but an additional \$500,000 is needed. This grant was announced a few weeks ago and fits the project well since the grantors are looking for "shovel-ready" projects. The project will connect portions of the trail that currently rely on street connections. The trail along this riverbank will provide a safer connection from the 33rd Court Bridge to the 35th Street Viaduct. The maintenance of the project area could be similar to Three Bridges Park with assistance from the State DNR, Menomonee Valley Partners, and the Urban Ecology Center.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10501.

Item 7, Regular Business

Resolution approving a Riverwalk Development Agreement among Walker's Landing of Wisconsin, Inc., the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 2070 North Riverboat Road, TID #22 (Beerline "B"). (6th Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development introduced the item requesting approval of a development agreement for 315 feet of riverwalk on the subject property in conjunction with the Walker's Landing development. The maximum share for the City is \$600,000 for the riverwalk, dockwall, and connection under the Humboldt Bridge. Commissioner Galvan asked about boat access. Ms Remington stated that boats have a difficult time with this stretch of the river due to the number of bridges between the site and Lake Michigan and that there is the nearby boathouse and River Revitalization Fund properties that can supply kayaks and canoes.

Mr. Ryan Bedford of Bedford Development spoke on behalf of the development. The old buildings have been demolished and permits have been obtained from the State of Wisconsin. The developer will be obtaining permits from the City soon with construction to start later this year.

Chair Schwartz asked about the total length of the riverwalk which is now 3.1 miles from the North Avenue Dam to the Inner Harbor. Commissioner Wade commented on how impressive the riverwalk is and we should promote its value to the rest of the country.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10502.

Item 8, Administration

Resolution authorizing an amendment to a contract to with S.B. Friedman for economic and financial feasibility services. (City Wide; submitted by Finance & Administration)

Scott Stange, Contract and Compliance Officer, stated the economic and financial feasibility services contract is not to exceed \$250,000 and ends September 1, 2015. The 3-year contract has been used for 6 projects to date with the Redevelopment Authority not paying for the use of the contract. The projects have been paid by TIDs, developers, and the City. Commissioner Galvan asked about issuing an RFP next year to which Mr. Stange stated the Executive Director of the Redevelopment Authority has a policy of issuing RFPs every 3 years so there will be an RFP next year. Commissioner Galvan asked about the terms and conditions of the amendment. Mr. Stange stated the terms and conditions are the same as the original contract and we are only adding \$150,000 to the contract.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10503.

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 **September 18, 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.