

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 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 Alderman Willie C. Wade
 Commissioner Jose Galvan
 Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Robert B. Rondini

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 October 16, 2014 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding Project Plans, the required Class II notices were published in the Daily Reporter on November 6th and November 13th and the required hearing notices were sent to property owners by Certified Mail 20 days prior to the hearing.

Item 1, Public Hearing

Resolution approving Amendment No. 2 to the Redevelopment Plan for the Port of Milwaukee. (12th & 14th Aldermanic Districts; submitted by Economic Development)

Dan Casanova from Economic Development requested that the first items on the agenda be taken together. In 2010 the Port Redevelopment Plan was approved to preserve heavy industrial uses and to address transition areas to the west and south. Chair Schwartz asked for definitions of General Planned Development and Detailed Planned Development to which Mr. Casanova stated a GPD is the site layout, massing, and units while a DPD is more design.

Mr. Casanova described the TID boundary and the ownership of the parcels by Citizens Bank of Mukwonago with an option by Wangard. The proposal is for a 42,000 sf Cermak, a 72-unit apartment building, and 2 retail outlots. The project includes the sale of City right-of-way, the selling of 2 acres back to the Authority using TID funds, and a 40-foot public easement for a future stormwater feature.

The Cermak is the result of numerous meetings with the neighborhood and the alderman and the "food desert" that exists in the area. According to Wayne Wiertzma of Wangard, the store will feature fresh ethnic foods. Also according to Wiertzma, Wangard is comfortable with finding tenants for the 16,500 sf of retail space on the first floor of the apartment building.

This amendment includes language that any future rezoning (i.e. retail) would go to the City Plan Commission rather than the Authority.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10514.

Item 2, Public Hearing

Resolution approving the boundaries and Project Plan for the 1st and Greenfield Tax Incremental Financing District. (12th Aldermanic District; submitted by Economic Development)

Mr. Casanova stated the total project cost is \$47 million with the TID budget including \$2.8 million for environmental and infrastructure, \$640k for stormwater, \$450k for water feature, \$800k for purchase of 2 acres, and \$200k for administration. The developer is also agreeing to an assessment guarantee. Commissioner West asked for clarification on the guarantee to which Executive Director Marcoux stated there is certain amount of money at risk but that a certain amount of increment must be generated. The assumed assessment is fairly conservative.

Commissioners West and Smith asked about the 2-acre parcel that will be purchased by the Authority. ED Marcoux stated that TID bonding will pay for the property and that the City can be patient in holding the property but can bring in potential end users. This strategy was a compromise for both sides. Commissioner Hardrick asked about the immediate use of the parcel which will remain vacant.

Chair Schwartz asked about the controversy with this development. ED Marcoux described how the Menomonee Valley has put an emphasis on manufacturing but the neighborhood in this area was interested in retail at this location. Alderman Wade asked about Rockwell and the Walker's Point Association. ED Marcoux stated both entities are comfortable with this proposed development. The alderman then asked about environmental issues. Mr. Wiertzma from Wangard stated the company has spent \$200k on assessment and WEDC and TID funds will be used to remediate the site to a level approved by the State of Wisconsin.

Chair Schwartz asked about the \$450k for the stormwater feature. Mr. Casanova suggested the City will work with UW-Milwaukee to design the feature but the money is currently a placeholder for design and implementation.

Resident Walt Miller of a nearby nightclub spoke with concerns about the low to moderate income residents in the new apartment. Mr. Casanova and Mr. Wiertzma responded that there is very little difference between low to moderate income and market rate apartments and that low income does not equate into a criminal element.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10515.

Item 3, Regular Business

Resolution authorizing execution of the Estoppel Certificate and Consent in favor of the lenders for the St. Ann Center project by the Redevelopment Authority of the City of Milwaukee. (15th Aldermanic District; submitted by City Attorney's Office)

Mary Schanning of the City Attorney's Office reminded the board of the approved sale in February 2013. This resolution authorizes the Authority to confirm to the lenders that they can take out a mortgage on the property and that St. Ann's can assign its rights to the new entity created for financing the project. The sale of the land occurred yesterday and the closing on the financing is to occur in the next few weeks.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10516.

Item 4, Regular Business

Resolution relative to application, acceptance, and funding of a State of Wisconsin, Wisconsin Coastal Management Program grant for a redevelopment plan for the Inner Harbor area in the City of Milwaukee. (12th & 14th Aldermanic Districts; submitted by Real Estate)

Dave Misky, Assistant Executive Director, described the initiative for the Inner Harbor and the need for planning funds to develop a land and water use plans for the area. The City will be contributing \$50k from its advanced planning fund and we have two other grant applications with the State and the Federal governments. We expect to bring the draft plan to the Authority board in the 3rd quarter of 2015. This grant application is for \$50,000.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10517.

Item 5, Regular Business

Resolution relative to application, acceptance, and funding of a Wisconsin Economic Development Corporation, Idle Industrial Sites Redevelopment Program grant for the Reed Street Yards in the City of Milwaukee. (12th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, reminded the Authority board of the Reed Street Yards project and described the State of Wisconsin's Idle Sites Program. The Authority received \$1 million last year from this program for the Century City site for cleanup and infrastructure improvements. We again are applying for \$1 million for the Reed Street Yards project.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10518.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule a special meeting for **December 2, 2014**, at 2:30 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.