

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**
REGULAR AND ANNUAL MEETING
DECEMBER 18, 2014

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. in the East Library Meeting Room, 2320 North Cramer Street, 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
 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 November 20, 2014 meeting. With one correction noted and made to the minutes, they were adopted by consensus.

Regular Meeting

Mr. Misky reported that for today's public hearings regarding property disposition and Brownfield grant applications, the required Class II notices were published in the Daily Reporter on December 4th and 11th.

Item 1, Public Hearing

Resolution authorizing the conveyance of 411 West North Avenue, 2235 North 4th Street and 2226-34 North 5th Street to the City of Milwaukee for assemblage with the adjacent City-owned, surplus school for a Bronzeville redevelopment. (6th Aldermanic District; submitted by Real Estate)

Elaine Miller of Real Estate stated the Garfield School has been vacant since 2006. UW-Milwaukee and the Community Design Solutions held a visionary charette earlier this year that proposed various ideas for catalytic projects in the Bronzeville District including the school. The department listed the building for sale and received three proposals incorporating variations of housing, retail, and an arts center. All three proposals are low-income housing tax credit deals with WHEDA's application deadline of January 30, 2015. This resolution is to consolidate municipal ownership with the city but the Redevelopment Authority still governs the Bronzeville Plan and guidelines.

Chair Schwartz asked about the uses of the buildings at 5th and North to which Ms. Miller stated the one building is for the Urban League Office. Chair Schwartz then asked about the history of the Black Holocaust Museum building. Ms. Miller stated the property had been a City Ward Yard but is not aware of any historical significance to the building.

Commissioner Wade asked about the museum artifacts. Mr. Deshea Agee of DCD stated the contents are in the possession of the family and can be viewed on-line. There are no immediate plans to show the artifacts in any of the proposed developments.

Commissioner Rondini asked about the former bar on the north side of North Avenue. Ms. Miller was unsure of its current status.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10522.

Item 2, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment and cleanup of various brownfields throughout the City of Milwaukee. (1st & 15th Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer of the Environmental Team described the USEPA applications for 3 cleanups and 2 assessments. The cleanup applications are for (1) 3034-3044 W. Lisbon Avenue where there are chlorinated solvents and the remediation would include excavation, capping, and groundwater monitoring; (2) 3301-3311 W. Lisbon Avenue where direct contact issues are impacting the possible reuse for urban agriculture; and (3) 4101-4131 N. 31st Street which requires cleanup up of petroleum impacts. Each of the cleanup grants require a 20% match that arises from City Brownfield funds or Block Grant.

Commissioner Smith asked about the success of grant applications in 2014. Ms. Dettmer replied we received \$1 million in Revolving Loan Funds but were not successful in the 3 cleanup grant applications because the sites were not impacted enough. Commissioner Galvan asked about the consultants that investigate and remediate the sites. Ms. Dettmer responded that we currently have a contract for three firms where we RFP the contract every three years. We received 18 proposals in 2012 and are currently contracted with Sigma, GZA, and AECOM. The contract follows federal, state, and local requirements for SBE, woman-owned, and minority-owned businesses. The location of the firms must be close to Milwaukee.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10523.

Item 3, Regular Business

Resolution authorizing a Certificate of Completion to Briohn Ventures III, LLC and its successors and assigns for its development of the Rishi Tea Project at 185 S. 33rd Court. (8th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, introduced the resolution stating the business opened in their new facility in September 2014. The developer, Briohn Ventures, followed the development agreement and is requesting the return of their \$10,000 performance deposit. Staff appreciates the efforts the developer made with the Small Business Enterprise and Resident Preference Program and asked Ms. Carla Cross of Cross Management to provide additional background on these efforts.

Ms. Cross was hired by the developer to add value to the SBE and RPP process in an attempt to attain 25% SBE and 40% RPP. Ms. Cross stated 75 firms were added to the contractor bidders list and plans were provided to several Chambers of Commerce and minority contractors lists. The project received 92 bids with 10 being certified SBE firms. Despite this outreach, the development achieved 22% SBE and 8% RPP. Ms. Cross explained that 36% of the worker hours were from residents of the City of Milwaukee but did not meet RPP qualifications or decided not to complete the RPP forms.

Commissioner West asked about the definition of RPP. Ms. Cross stated that to be certified as an RPP you must not have worked in the past 30 days, worked <1,200 hours in the past year, or your child qualifies for free lunch with MPS.

Commissioner Wade asked what the monitoring budget was for this work to which Ms. Cross stated \$10,000.

Commissioner Galvan asked about the value of the labor for the project. Ms. Cross responded the total labor cost was \$2.8 million and that most of the SBE firms provided labor and not supplies.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays with Commissioner Wade abstaining. Adopted resolution is No. 10524.

Item 4, Regular Business

Resolution to authorize entering into a contract for Tax Incremental District (TID) analysis and assistance and intern support for the Redevelopment Authority's environmental team. (submitted by Commissioner's Office)

Executive Director Marcoux provided background on the use of MEDC to provide financial services and environmental interns to the Redevelopment Authority. This contract would be reimbursable, based on billable hours, and will not exceed \$50,000. Chair Schwartz asked if this contract was in lieu of the contract with SB Friedman or is this for internal staff to work with SB Friedman. ED Marcoux stated this was specifically for MEDC staff including the use of Jim Scherer (TIDs) and Tracy Luber (Bonds).

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10525.

Item 5A, Closed Session

Upon motion duly made and carried, the Board convened into closed session, pursuant to s. 19.85(1)(e), Wis. Stats., for the purpose of conferring with legal counsel for the Redevelopment Authority who is rendering oral or written advice concerning strategy to be adopted by the Board with respect to deliberating or negotiating the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Upon motion duly made and carried, the board thereafter reconvened into open session.

Item 5B, Regular Business

Resolution authorizing a new contract for Investment Management Services. (submitted by Finance & Administration)

After reconveing in open session, the Board authorized the Redevelopment Authority to execute a investment services contract with an alternate proposer.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10526.

Annual Meeting

Item 6, Administration

Annual election of the chair and vice chair.

Chair Schwartz and Vice-Chair Smith were reelected as Chair and Vice-Chair for 2015.

Item 7, Administration

Resolution approving the 2015 meeting schedule.

The Board approved the 2015 meeting schedule as the third Thursday of the month.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10527.

Item 8, Administration

Resolution approving the 2015 Redevelopment Authority of the City of Milwaukee Operating Budget. (submitted by Finance & Administration)

David Schroeder of Finance presented the 2015 budget highlights including the reduction of four Authority positions to the City and a decrease in use of the Authority reserves by \$512,000. The total budget for 2015 is \$6.867M split between Authority General Funds, Block Grant, Capital, and other Grants. The salaries and fringes will decrease by \$100,000 because of the 4 positions and current actions will reduce the total Authority positions from 20 to 16 in 2016.

Authority revenues include an increase in property sales and residential rents but a decrease in bond fees.

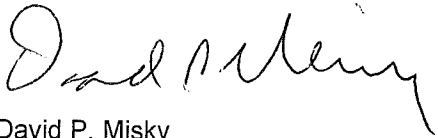
The Authority is following the City's policy on providing a 3.9% increase to offset the pension contribution and a 1% cost-of-living raise to all staff. The Board approved the 3.9% increase and 1% raise for all Authority employees.

Commissioners Wade and Rondini were excused during the presentation for this item.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10528.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Galvan to schedule the next regular meeting for **January 15, 2015**, 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.