

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
OCTOBER 15, 2015**

**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 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 September 17, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's four public hearings regarding approval of three Project Plan amendments and authorization of a property disposition, the required Class II notices were published in the Daily Reporter on October 1st and October 8th. As required by Statute, written notification was sent to the taxing jurisdictions prior to publication of the notices.

**Item 1, Public Hearing**

Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 39 (City Center Hilton). (4th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development Team described the TID #39 with the boundaries of W. Wisconsin to W. Michigan and N. 5th to 6th Streets. The TID is close to being closed out and the city's policy is to take the most recent year's increment for paving projects within ½-mile of the district. This amendment would use \$700k of increment to pave W. Juneau between N. 3rd and 6th Streets in relation to the arena project.

Alderman Wade asked about other possible paving projects within ½-mile of this district boundary. Lori Lutzka of the Economic Development Team stated that this is the only paving project and will utilize the entire \$700k available.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10581.

**Item 2, Public Hearing**

Resolution approving a fourth amendment to Project Plan for Tax Incremental Financing District No. 56 (Erie/Jefferson Street). (4th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development Team stated TID #56 was created in 2004 for a Riverwalk extension and Erie Street. There have been 3 previous amendments with (1) a Riverwalk connection under the Broadway bridge, (2)

streetscaping along Milwaukee Street, and (3) contribution for the streetcar and as a donor TID. The district generates \$3.8MM of increment annually and is expected to close out in year 18 or 2022. This amendment includes \$295k for the City's dockwall contribution (50% of dockwall improvements).

Commissioner West asked for clarification on TIDs to which Ms. Remington stated TID boundaries can be amended 4 times and TIDs can be amended and used as a donor TID as many times as needed provided it is paid back in 27 years. Chair Schwartz asked about Domus construction timeline. Andy Wiegman of Mandel stated that groundbreaking for the 132-apartment complex would be in the next 60 to 90 days with a 2016 completion.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10582.

### **Item 3, Public Hearing**

Resolution approving a First Amendment to the Project Plan for Tax Incremental Financing District No. 83 (Broadway and Michigan). (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development Team stated this TID was created in June 2015 for 7 properties including the Button Block building. Phase I of the TID was to assist the historic restoration of the Mackie Building. Phase II would use \$1.685MM from the TID to assist with streetscaping (widening of sidewalks and bump-outs), signal work, and street lighting along Broadway. The proposed \$12.8MM in incremental tax base would pay off the TID in 13 years.

Commissioner Galvan asked about the parking lots beneath the freeway to which Mr. Casanova stated the parking lots will remain as County-owned. Chair Schwartz asked about the development agreement timing. Mr. Casanova said the project would start before any TID expenditures for streetscaping. Commissioner Wade questioned if the MORE Ordinance was part of the agreement. Developer S.R. Mills of Bear Development responded that his firm is comfortable with SBE and RPP and will use their best efforts and track progress. The Button Block building restoration will utilize historic tax credits and take 11 months with a start in January. The development will establish agreements with the adjacent owners for available parking.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10583. Commissioner Wade was excused at this time the vote was taken on this item.

### **Item 4, Public Hearing**

Resolution approving an Option to Purchase for 300-18 West Juneau Avenue with Milwaukee Bucks, LLC for development in the Park East Redevelopment Project Area. (6th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development Team explained this item was partially addressed at the July 2015 meeting for the arena but a term sheet was required to transfer the property from the Authority to the Milwaukee Bucks. The Authority acquired the property in 2012 and will transfer the property at the time of the other land closings. Commissioner West asked about possible environmental impacts to the property to which Mr. Misky stated there are no issues with this parcel but other Park East parcels.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 1 nays with Commissioner West in opposition. Adopted resolution is No. 10584.

### **Item 5, Regular Business**

Resolution authorizing a lease amendment for the western portion of 401-441 West Wisconsin Avenue with ABM Parking Services, Inc. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development Team stated the lease amendment allows events to occur year round but provides a credit per space for winter time uses by Creative Alliance. This credit provides a \$300 credit per month for the 6-month period lease with a possible extension. Commissioner Rondini commented that this type of item could be handled administratively.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10585.

**Item 6, Regular Business**

Resolution authorizing a License Agreement with Creative Alliance Milwaukee, Inc. for the property at 401-41 West Wisconsin Avenue for special events. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of the Economic Development Team explained this new license would extend the agreement for an additional 6 months. Carol Voss of Creative Alliance stated the organization has established partnerships to create activities that Hilton guests and others are excited about. The group hopes to come up with ideas for the winter months that acts as a laboratory. They received \$100k from Southwest Airlines and will be hosting a celebration on October 29th.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10586.

**Item 7, Regular Business**

Resolution authorizing entry into agreement with HCP Real Estate, LLC. regarding matters associated with parcel at 125 W. Melvina Street. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of Real Estate described the sale of several parcels to HCP in December 2006. The buyer was to complete several things once purchased. HCP did not complete many of those items, is interested in selling the property, and is requesting the encumbrances on the title be removed. Staff is recommending retaining the performance deposit of \$23k and spending \$1k for completing a certified survey map. Commissioner Hardrick asked for clarification on foreclosure of the property to which Mr. Haessly described the 75.106 process. Commissioner Galvan asked about the current zoning which is light industrial. Mr. Frentzel, representing HCP, stated his machine shop was moving to the suburbs. Mr. Brick, the buyer, stated he would be using the property for his business of building restoration and leasing to a landscape company.

Commissioner West moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10587.

**Item 8, Regular Business**

Resolution to approve and authorize entering into a single source contract for brokerage and marketing services associated with Century City Business Park, in the 7th Aldermanic District. (7th Aldermanic District; submitted by 30th Street Corridor)

Kein Burton of the 30th Street Corridor Team stated that Century City I is 75% complete with an opening date of mid-November. This resolution allows the Authority to contract Colliers International to market the vacant land at Century City. The brokerage firm is also contracted with General Capital for Century City 1 and M-WERC, the energy power and controls group. Colliers will be focused on land sales to companies that create jobs.

Commissioner West asked about the use of brokers in the Menomonee Valley where brokers were paid on behalf of the buyers rather than the sellers. Commissioner Wade asked about the infrastructure on Hopkins Street to which Ms. Burton stated that the project would break ground next week and would be finished in the Spring.

Commissioner Smith asked about any tenants for Century City I. Ms. Burton said General Capital is working with 1 prospective tenant. The Authority will be using the billboards adjacent to the site starting in January 2016

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10588.

Commissioner Rondini was excused from the meeting.

**Item 9, Regular Business**

Resolution authorizing the Executive Director to enter into a contract for audit services. (submitted by Finance & Administration)

Lori Schmidt of Finance introduced the item where the Authority posted an RFP that received two proposals. The review committee selected Baker Tilly for a 3-year contract for auditing purposes. Commissioner West asked about the possibility of changing the managing director for Baker Tilly. Ms. Schmidt said that the Authority had a different lead auditor last year with different reviewers annually. It is likely we would continue with the same managing director and lead auditor for consistency. Baker Tilly will contract with Coleman Williams to assist.

Commissioner Wade moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10589.

**Item 10, Regular Business**

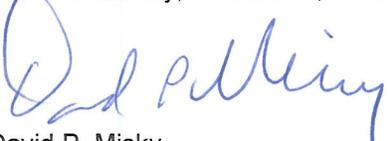
Resolution approving the loan of RACM property to the Chipstone Foundation for exhibit at the Milwaukee Art Museum (submitted by Commissioner's Office)

Martha Brown, Deputy Commissioner of DCD, introduced the item stating Chipstone is headquartered in Milwaukee is a curator of decorative arts at the Milwaukee Art Museum. Chipstone would like to borrow a couple of pieces for the Museum for a 3-year period with an option to renew.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10590.

**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 **November 19, 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.