

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JANUARY 21, 2016**

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 Lois A. Smith, Chair
 Commissioner Kathryn West, Vice Chair
 Commissioner Alderman Willie C. Wade
 Commissioner Robert B. Rondini
 Commissioner Bill Schwartz
 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 December 17, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that there were no public hearings scheduled for today's meeting

Item 1, Regular Business

Resolution granting an exclusive right to negotiate for the purchase of the RACM-owned properties at 411 W. North Avenue, 2235 N. 4th Street, and 2226-34 N. 5th Street in the Bronzeville Redevelopment Plan Area in the 6th Aldermanic District. (6th Aldermanic District; submitted by Commissioner's Office)

Executive Director Marcoux stated this resolution would provide the site control that WHEDA requires for their 9% tax credit program with project applications due next week. This resolution does not include the Garfield School or the Urban League building (435 W. North Avenue) but all other properties on the block. Maures Development is proposing to demolish the existing buildings for new build along W. North Avenue.

Commissioner Schwartz asked about any historic significance to the Black Holocaust Museum building to which Mr. Marcoux said no but it is the department's hope the museum would again be part of the Bronzeville District. Commissioner Wade asked about the diligence conducted on the Garfield School. MPS has maintained the school and the cost implications of the HVAC system have been vetted.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10601.

Item 2, Regular Business

Resolution authorizing a Certificate of Completion to Milwaukee School of Engineering and its successors and assigns for development of the Kern Center Project at 1245 North Broadway. (3rd Aldermanic District; submitted by Real Estate)

Yves LaPierre of Real Estate requested the return of the \$10,000 performance deposit. The Authority sold MSOE a parcel in 2003 for the Kern Center which was completed in 2004 with a gym, fieldhouse, weightroom, and ice rink facility.

Commissioner Schwartz asked why the university was requesting their money now. Mr. LaPierre responded that this was identified when an air space lease was being completed for the track. Mr. Kevin Morin, Vice President of Operations at MSOE, spoke on the value of the facility to the student body and the public.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 7 ayes - 0 nays. Adopted resolution is No. 10602.

Item 3, Administration

Resolution approving the release of grant funds to Milwaukee Area Workforce Investment Board and Reynaldo Hernandez from the property sale at 611 W. National Avenue. (12th Aldermanic District; submitted by Commissioner's Office)

Martha Brown, Deputy Commissioner of DCD, introduced the resolution stating the Authority sold the building in 1991 to Esperanza Unida for workforce training. The EDA provided a grant to the City in 1994 for >\$700,000 for the facility and placed a lien on the building until 2019. The City foreclosed on the property in January 2015 after reaching a settlement with the EDA on refunding the grant. The building was sold to Keystone Development in March 2015 for \$1.3 million allowing the City to repay the EDA, provide \$92,835 to a local workforce development organization, and \$14,000 to the artist for restoring the mural. The Authority has been holding the grant funds and is requesting release of the funds.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays with Commissioners Galvan and Wade abstaining. Adopted resolution is No. 10603.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Schwartz to schedule the next regular meeting for **February 18, 2016**, 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.