

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
MARCH 17, 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 Kathryn West, Vice Chair
 Commissioner Robert B. Rondini
 Commissioner Bill Schwartz
 Commissioner Jose Galvan
 Commissioner Frances Hardrick

MEMBERS EXCUSED: Commissioner Lois A. Smith, Chair

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 February 18, 2016 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings regarding approval of a Project Plan and authorization of a property disposition, the required Class II notices were published in the Daily Reporter on March 3rd and March 10th. Where required by Statute, letters were mailed to property owners and written notification was sent to the taxing jurisdictions prior to publication of the hearing.

Item 1, Public Hearing

Resolution approving the boundaries and Project Plan for the Germania Building Tax Incremental Financing District. (4th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development introduced the item stating this resolution is similar to ones we recently did for the Posner and Mackey buildings where the City would invest in renovating and restoring a historic building in downtown. The 8-story building would be redeveloped by Cardinal Capital and Vanguard Development from a ClassB/C office space to residential. The proposed reuse follows the 2010 Downtown Plan for 1,000 residential units to be created west of the Milwaukee River. The proposal is for 90 apartments with 44 of them set aside as "affordable" and 9,100 square feet of retail. The \$1.5MM contribution to the \$22MM project would be developer-financed and require 25% SBE and 40% RPP.

Commissioner Galvan asked about unit size and parking to which Kalan Haywood of Vanguard and Jason Korb of Korb Architects responded that the units are between 500 and 850 square feet and the developer has worked out parking with an adjacent owner.

Commissioner Schwartz asked about the target market. Mr. Haywood stated the units are geared toward young professionals who want to live downtown. The price points are \$560 - \$860 for the affordable units and \$900 - \$1,100 for market rate.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays with Commissioner West abstaining. Adopted resolution is No. 10607.

Item 2, Public Hearing

Resolution approving Land Disposition Report and Authority Acceptance of Offer to Purchase from Milwaukee Metropolitan Sewerage District for 4250 North 35th Street for stormwater management purposes for the 30th Street Industrial Corridor. (1st Aldermanic District; submitted by Real Estate)

Assistant Executive Director Dave Misky provided background for the item. The Authority assisted Integrated Mail with possible expansion of their facility in 2008. The City's assistance was in the form of Eminent Domain but was later a negotiated settlement whereby Integrated Mail purchased several acres from Bee Bus and RACM purchased the 2-acre parcel from Integrated Mail for a future stormwater basin. The basin was never constructed on the 2-acres since Integrated Mail has not expanded their operations due to stagnation in their business. Concurrently, MMSD has been working with the City on a larger stormwater management plan including the large basin development at Bee Bus and they would like to purchase the 2-acre parcel from RACM to incorporate the property into the larger basin. The basin should alleviate many of the flooding issues that have occurred in the neighborhood including the businesses and the residences.

Vice-Chair West asked whether any strings were attached with buying the property for \$200k using various sources of funds and selling for \$1. Mr. Misky responded that the only source of funds used in the purchase that has any restrictions is the CDBG Spot Acquisition funds. The Authority used \$120k of CDBG funds that were used to acquire the property for stormwater management. According to Steven Mahan of the Block Grant Office, as long as the property will continue to be used for stormwater management, and the funds used remain in the project, no refunding of the CDBG money to HUD is required.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10608.

Item 3, Regular Business

A Resolution authorizing the Redevelopment Authority of the City of Milwaukee to issue a Taxable Redevelopment Revenue Bond, Series 2016 (City of Milwaukee Project) in the initial principal amount of \$8,000,000; authorizing the transfer of the proceeds from the sale of the Bond to the City of Milwaukee to finance a redevelopment project; authorizing sale of the Bond; authorizing the execution and delivery of a Cooperation Agreement with said City and related documents; and related matters. (4th & 6th Aldermanic Districts; submitted by City Attorney's Office)

Mary Schanning, Assistant City Attorney, reintroduced the resolution to the Board. The \$47MM of City assistance to the Milwaukee Bucks Arena project. This resolution approves the issuance of \$8MM of developer-financed Authority issued bonds and a Cooperation Agreement between the City and the Authority. The only difference between the original deal and now is that the bonds are taxable rather than tax-exempt.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10609.

Item 4, Regular Business

Resolution authorizing additional funding for the 6th and National Tax Incremental Financing District. (12th Aldermanic District; submitted by Economic Development)

Dan Casanova of Economic Development requested an increase of \$815k for TID 85 since the project estimate is \$365k higher than anticipated and the \$450k from TID 20 (Florida Yards) is no longer available since it closed out in 2015. The TID is projected to close out in 20 years and is based on very conservative estimates.

Commissioner Rondini asked about hollow sidewalks to which Mr. Casanova responded that there are 13 segments that are hollow in this plan area but the street work can work around the 13 segments. The work is anticipated to be complete by the end of 2016 with DPW performing the work in stages to allow businesses to continue to operate.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10610.

Item 5, Regular Business

Resolution authorizing Certificates of Completion and return of the Performance Deposits to Janet and Lare Schlee for the blight elimination properties at 2700-02 West State Street and 1016 North 29th Street. (4th Aldermanic District; submitted by Real Estate)

Matt Haessly of Real Estate introduced the resolution. The Schlees purchased two residential properties scheduled for demolition from the City in 2001 and 2003. After years of investment and rehabilitation, both properties are thriving in the Concordia neighborhood. The Schlees currently reside in the property at 1016 N. 29th Street and have requested their performance deposits back.

Commissioner Hardrick moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10611.

Item 6, Regular Business

Resolution authorizing entering into contracts that will piggyback off the City of Milwaukee's Environmental Service umbrella contracts for environmental contracting and consulting services. (City Wide; submitted by Environmental Team)

Karen Dettmer of the Environmental Team described how the Authority piggybacks on to the City's environmental services contract every three years. The City/Authority just completed a proposal process for the new contract with 3 or 4 new contractors to be selected next week. The resolution would allow the Authority to piggyback on the next City contract for these same services.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10612.

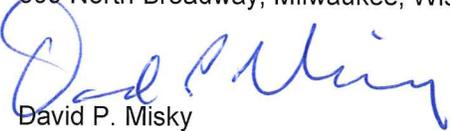
Item 7, Presentation

Century City Update (submitted by 30th Street Corridor)

Kein Burton of the 30th Street Corridor Team presented an overview of the Century City development project.

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 **April 21, 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.