

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
AUGUST 18, 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 Robert B. Rondini
 Commissioner Bill Schwartz
 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 June 16, 2016 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 approving a special use for a rooming house as required in the Park East Redevelopment Plan for property at 150 E. Juneau Avenue (A/K/A 1207 N. Water Street). (4th Aldermanic District; submitted by Real Estate)

Dave Misky, Assistant Executive Director, provided an overview of the RED zoning for the Park East Corridor which requires Authority Board approval for specific residential uses such as a rooming house. This particular property has been operating the 2nd and 3rd floors as a rooming house for 70+ years. This Special Use Permit would be granted for 10 years.

Mr. Ken Bieck, property manager, stated the rooming house has 15 units/rooms where tenants may have shared spaces (bathrooms and kitchen) with other tenants.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10632.

Commissioner Galvan arrived prior to the presentation of Item 2.

Item 2, Regular Business

Resolution authorizing a Certificate of Completion to Village Adult Services, Inc. for the blight elimination of properties at 1714 - 1728 North 4th Street and 322 – 332 West Walnut Street. (6th Aldermanic District; submitted by Real Estate)

Dave Misky presented the background for the item. The Authority sold 5 vacant lots to Village Adult Services in 1998 to allow the agency to build an addition to an existing building (the original Sinai Samaritan Hospital) for an adult day care. The facility, with assistance from Aurora Health, operated until 2015. The developer never requested the

Certificate of Completion until recently since the group is selling the property. The Authority will provide the Certificate but retain the Performance Deposit of \$641 since the developer did not request the deposit in a timely fashion and could not produce the Small Business Enterprise results.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10633.

Item 3, Regular Business

Resolution authorizing a change in Borrower from Cherry Water, LLC, SW Platteville, LLC, Hepatica Hill Holdings, Ltd., and Cherry Water Street Corp. as Tenants in Common to Cherry Water Street Corp. for a \$1,000,000 loan from the EPA Brownfield Revolving Loan Fund for the property at 1433-1475 N. Water St., Milwaukee, Wisconsin. (3rd Aldermanic District; submitted by Real Estate)

Dave Misky summarized the June 2016 meeting action taken by the Board regarding this item. Due to a New Market Tax Credit structure, the borrower has changed the borrower from the tenants-in-common to a sole borrower named Cherry Water Street Corp. No other terms of the loan have changed.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10634.

Commissioner Hardrick arrived prior to the presentation of Item 4.

Item 4, Administration

Resolution to approve and authorize entering into a contract to complete a Water and Land Use Plan (WaLUP) for the Harbor District. (12th & 14th Aldermanic Districts; submitted by Real Estate)

Dave Misky described the work done to date for the Harbor District Initiative. The Authority has been awarded ~\$300k of grants to complete a Water and Land Use Plan (WaLUP). The work has been underway since last year; however, the previous consultant has withdrawn from the project and this resolution authorizes the Authority to contract with one of the subconsultants to continue working on the plan. The contract amount is not to exceed \$75,000.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10635.

Item 5, Administration

Resolution authorizing entering into a contract that will piggyback off the City of Milwaukee's Public Works umbrella contract for transportation planning, water and shoreline planning, and consulting services. (12th & 14th Aldermanic Districts; submitted by Real Estate)

This item is a companion resolution with the previous item. The Authority has been working with our partners at the Harbor District, Inc. on the Water and Land Use Plan (WaLUP). The work needs to continue with a different consultant since the previous one has withdrawn. This resolution authorizes the Authority to piggyback off a DPW contract to hire a consultant to work on the water and infrastructure pieces of the plan. The contract amount is not to exceed \$75,000.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10636.

Item 6, Administration

Acceptance and approval of the 2015 RACM audit and financial statements by Baker Tilly. (submitted by Finance and Administration)

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David Schroeder of Finance and Administration and Steve Henke of Baker Tilly presented the 2015 audit which was considered a "clean" audit.

Commissioner Schwartz moved for acceptance and approval and it carried by a vote of 6 ayes - 0 nays.

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 **September 15, 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.